

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
ACK001	Back Lane	Ackleton	0.86	26	0.34						
ACT001	Home Farm	Acton Burnell	0.35	10	0.14						
ACT002	Land at The Holding	Acton Burnell	1.49	45	0.60						
ACT003	(521 SABC) 01adj. Farthing Cottage	Acton Burnell	0.72	22	0.29						
ACT004	02 Silo Site	Acton Burnell	0.48	14	0.19						
ACT005	03 land between Old School and Lower School	Acton Burnell	0.25	8	0.10						
ACT007X	Land at Denver House, Acton Burnell.	Acton Burnell	0.07	2	0.03						
ACT008	Land at The Radnals, Acton Burnell.	Acton Burnell	0.26	8	0.10						
ACT009	Acton Burnell Farm,	Acton Burnell	1.48	44	0.59						

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ADD001	The Sewage Works	Adderley	0.48	14	0.19	The site consists of a sewage treatment works to the south of Adderley. Site boundaries are well defined by mature hedgerow boundaries and the road.	Agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Adderley open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Adderley has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Adderley, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Adderley has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ABY001	Land at Alberbury.	Alberbury	0.23	7	0.09						
ABY002X	Land at Alberbury.	Alberbury	0.17	5	0.07						
ABY003	Land at Alberbury.	Alberbury	0.41	12	0.16						
ABY004	Land at Alberbury.	Alberbury	1.84	55	0.74						
ABY005X	Land at Alberbury.	Alberbury	0.03	1	0.01						
ATE001	Albrightlee House	Albrightlee	0.20	6	0.08						
ATE002	Albrightlee House site 2	Albrightlee	5.34	160	2.14						
PRM001	Land at Albrighton.	Albrighton (2)	0.70	21	0.28						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
ADD001	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable. However its availability is unknown. Furthermore the site is located adjacent to an existing Community Hub, however within Adderley open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Adderley has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, axhievableity and viability is unknown. Furthermore the site is located adjacent to an existing Community Hub, however within Adderley, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Adderley has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ABY001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ABY002X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
ABY003											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ABY004											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ABY005X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
ATE001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ATE002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PRM001											Rejected	The site is located adjacent to an existing Community Cluster, specifically the Albrighton Community Cluster. Within this Community Cluster open market residential development is limited to infilling/conversions on suitable sites, with a housing guideline of around 5 additional dwellings. Whilst conversion of the existing barns to open market dwellings on an element of the site may be appropriate - consistent with local and national policy, open market residential development on the wider site would not comply with these criteria. Furthermore, Albrighton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically the Albrighton Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Albrighton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

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PRM002	Land west of A528, Albrighton, Shrewsbury	Albrighton (2)	0.59	18	0.24						
PRM003	Land east of A528,	Albrighton (2)	1.49	45	0.59						
ADT001	Land at Broughton Cottages	Alderton	0.40	12	0.16						
ALS001	Stretton Hall Hotel	All Stretton	0.53	16	0.21						
ALS002	Old Hall Farm Starr Lane	All Stretton	0.58	17	0.23						
ALF001	Scrapyard, Heathside	Allfordgreen	2.28	69	0.91						
ALF002	East of Leafields	Allfordgreen	0.49	15	0.20						
ALF003	Dodecote Drive	Allfordgreen	0.67	20	0.27						
ANN001	Land South of The Chalet	Annscroft	3.67	110	1.47						

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ANN002	Land South East of The Chalet	Annscroft	4.80	144	1.92						
ANN003	Land adjoining Longden Road, Annscroft	Annscroft	1.20	36	0.48	The site consists of part of an agricultural field located to the south of Annscroft. The sites northern and eastern boundaries are defined by roads, the sites southern boundary is defined by an agricultural field boundary, the sites western boundary is undefined, crossing through an agricultural field.	Residential and agricultural.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within an existing Community Cluster, specifically Annscroft is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Annscroft open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at the 31st March 2017). As such open market residential development on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is also subject to highway approval. However, Annscroft has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ARS001	land at Arscott Hall	Arscott	0.38	11	0.15						
AMP001	Land at Church Lane	Ash Magna	3.02	90	1.21						
AMP002	Land at Tara	Ash Magna	0.70	21	0.28						
AMP003	adj. to Lambert Grove	Ash Magna	0.29	9	0.12						

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ANN002											Rejected	The site is separated from the built form of Annscroft, which is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Annscroft open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period. Open market residential development on this site would not comply with any of these criteria. Furthermore, Annscroft has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is separated from the built form of Annscroft, which is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.	
ANN003	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment		The site is considered available, achievable and viable. The site is located within an existing Community Cluster, specifically Annscroft is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Annscroft open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at 31st March 2017). As such open market residential development consisting of a group of dwellings on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Annscroft has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	Availability, achievability and viability are unknown. The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ARS001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.	
AMP001											Rejected	The site is located adjacent to an existing Community Cluster, specifically Ash Magna is located within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Ash Magna open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Ash Magna has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Ash Magna is located within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Ash Magna has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.	
AMP002											Rejected	The site is located adjacent to an existing Community Cluster, specifically Ash Magna is located within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Ash Magna open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Ash Magna has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Ash Magna is located within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Ash Magna has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.	
AMP003											Rejected	The site is located adjacent to an existing Community Cluster, specifically Ash Magna is located within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Ash Magna open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Ash Magna has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Ash Magna is located within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Ash Magna has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.	

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AMP004	adjacent to Smithy	Ash Magna	0.60	18	0.24						
AMP005X	Land behind Ash Dene	Ash Magna	0.17	5	0.07						
AMP006	Land opposite Ash Grove	Ash Magna	0.25	8	0.10						
AMP009	Hilbury House	Ash Magna	0.83	25	0.33						
AMP007	Land at Wood Farm	Ash Parva	0.86	26	0.35						
AMP008	Land south of Rose Barn	Ash Parva	0.38	11	0.15						
AMP010	Wood Farm	Ash Parva	0.82	24	0.33						
ASF001	Land south of The Yelves	Ashfields	0.50	15	0.20						

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ASC001x	Wayside Cottage	Ashford Carbonell	0.11	3	0.04						
ASC002	Land at Huntington Lane	Ashford Carbonell	0.48	15	0.19						
ATS001	Land to the rear of the Stables	Asterley	1.92	57	0.77						
ASP001	Land nr Lower House Farm	Aston Munslow	1.11	33	0.44						
ASB001	Land at Aston on Clun	Aston on Clun	1.85	56	0.74						
ASB002	Land off Mill Street	Aston on Clun	0.80	24	0.32						
ARC001X	Land at The Cedars	Aston Rogers	0.14	4	0.06						
ARC002X	Land adj. The Sticks	Aston Rogers	0.07	2	0.03						
MAS001X	Lorry Garage adj to Northcote	Aston Square	0.06	2	0.02						
MAS002	Land adj. to Springfield	Aston Square	1.65	49	0.66						
AWE001	Land at Aston Wem	Aston Wem	5.27	158	2.11						
ATC001	Land east of The Glebe	Atcham	2.27	68	0.91						

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ATC002	Land off ST Eatas Lane	Atcham	2.27	68	0.91						
ATC003	Land at Atcham Grange Farm	Atcham	0.90	27	0.36						
ATC004	Land at Atcham	Atcham	2.64	79	1.06						
BAB001	Land adj. Berghill Lane	Babbinswood	0.39	12	0.16						
BAB004	Land at east of Babbinswood	Babbinswood	0.80	24	0.32						
BAB005	Land at Laurel Bank	Babbinswood	0.27	8	0.11						
BAB006X	Land North of Burntwood House	Babbinswood	0.15	4	0.06						
BAB007X	Land North of The Firs	Babbinswood	0.08	2	0.03						
BAB008	Land east of Jasmine Berghill Lane	Babbinswood	0.20	6	0.08						
BAB009	Land South of Oakfield House	Babbinswood	0.31	9	0.13						
BAB010	West of the B5009	Babbinswood	9.94	298	3.98						
BAD001	Walled Garden at Badger	Badger	1.24	37	0.50						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BLY001	Land at Bagley	Bagley	2.84	85	1.14						
BBK001	Land at Bearbrook	Bearbrook	2.53	76	1.01						
BEA001	Bearstone Borehole	Bearstone	0.82	25	0.33						
BEC001	Land adjacent to the Old Rectory, Beckbury	Beckbury	0.61	18	0.24						
BEC002	Land south of Snowdon Lane, Beckbury	Beckbury	1.01	30	0.41						
BEC003	Land north of Ryton Road, Beckbury	Beckbury	0.78	23	0.31						
BEC004	Land to the south of Beckbury C of E Primary School Playing Fields, Beckbury	Beckbury	0.61	18	0.25						
BEC005 A	Land east of the Seven Stars, (Option A), Beckbury	Beckbury	0.51	15	0.20						
BEC005 B	Land east of the Seven Stars, (Option B), Beckbury	Beckbury	1.09	33	0.44						
BEC005 C	Land east of the Seven Stars, (Option C), Beckbury	Beckbury	1.86	56	0.74						
BED001X	Red House Buildings	Bedstone	0.14	4	0.06						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BEN001	Land at Bentlawnt	Bentlawnt	0.56	17	0.22						
BEN002X	Land at Bentlawnt	Bentlawnt	0.11	3	0.04						
BEN004	Land north of Oak Edge View	Bentlawnt	0.97	29	0.39						
BEN005	Land south west of Oak Edge View	Bentlawnt	0.52	16	0.21						
BEN006	Bentlawnt Pentervin Farm site 1	Bentlawnt	1.03	31	0.41						
BER001	Old School House & The Old School Buildings	Berrington	0.47	14	0.19						
BIL001X	land at Billingsley	Billingsley	0.13	4	0.05						
BIL002	Land at Bickyard House	Billingsley	0.61	18	0.25						
BIN001X	Land north of Greenfields	Bings Heath, Astley	0.14	4	0.06						
BTY001	Land at Bitterley Railway	Bitterley	2.22	67	0.89						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BTY002	land at Bitterley Village Hall	Bitterley	1.37	41	0.55						
BTY004	land at Mill farm	Bitterley	0.49	15	0.19						
BYT003	Land opposite the village Hall	Bitterley	0.73	22	0.29						
BLE001X	Land south west of Trevor House	Bletchley	0.06	2	0.02						
BLE002	Land north of A41, Bletchley	Bletchley	0.28	8	0.11	The site consists of a brownfield site un commercial use. Site boundaries are defined by rthe road/property curtilage.	Commercial, residential and agricultural.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within an existing Community Cluster, specifically Bletchley is located within the Bletchley, Longford, Longslow and Moreton Say Community Cluster. Within Bletchley open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 20 additional dwellings during the plan period, current commitments and completions total around 33 dwellings (as at 31st March 2017). As such conversion of the existing buildings on the site to open market dwellings may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the site is in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is also subject to highway approval. However, Bletchley has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
BRS001	Brotton Hatch	Brockton (Much Wenlock)	0.51	15	0.20						
BLN001	Land at Brockton	Brockton Lydbury North	0.29	9	0.12						
BLN002	Land at Brockton Farm	Brockton Lydbury North	0.64	19	0.26						
BLN003X	Land at Acton Bank Farm	Brockton Lydbury North	0.17	5	0.07						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BTY002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
BTY004											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
BYT003											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
BLE001X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
BLE002	Currently Available	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Currently Available	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. The site is located within an existing Community Cluster, specifically Bletchley is located within the Bletchley, Longford, Longslow and Moreton Say Community Cluster. Within Bletchley open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 20 additional dwellings during the plan period, current commitments and completions total around 33 dwellings (as at 31st March 2017). As such conversion of the existing buildings on the site to open market dwellings may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Bletchley has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	Availability, achievability and viability are unknown. The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
BRS001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
BLN001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
BLN002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
BLN003X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BME001		Broome	0.23	7	0.09						
BME002X	Land to rear of 1-4 Railway Terrace	Broome	0.10	3	0.04						
BME003		Broome	0.35	10	0.14						
BGL001	east of Catteralls Lane	Broughall	1.34	40	0.54						
BTH001X	Land at The Laurels	Brown Heath	0.13	4	0.05						
BUD001	Land adjacent to Home Farm	Buildwas	0.57	17	0.23						
BUD002	Land opposite Holy Trinity Church	Buildwas	0.38	11	0.15						
BUD004	Land adjacent to Wire Hill, Buildwas Road	Buildwas	0.53	16	0.21						
BUD005	Land adjacent to Green Acre	Buildwas	0.26	8	0.10						

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BUD007	Land at Church Farm	Buildwas	0.54	16	0.21						
BUD008	Church Farm	Buildwas	2.66	80	1.06						
BUD009	Land south of B4380	Buildwas	0.68	21	0.27						
BNT001	Land at Cliffe Grange	Buntingsdale	1.61	48	0.65						
BUN001	Charity Farm	Burton	0.35	11	0.14						
BLC001	opposite The Corner	Bushmoor	0.26	8	0.11						
BTO001	Land at The Hide, Dowles Road	Button Oak/ Bewdley	2.23	67	0.89						
BUB001	Land opposite Worcestershire Marble	Buttonbridge	3.77	113	1.51						

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CVL001	Land adjoining Manor Farm, Calverhall	Calverhall	0.45	14	0.18						
CVL002	Church Farm	Calverhall	0.98	30	0.39						
CAR001X	Land at Yockleton Road, Cardeston.	Cardeston	0.12	4	0.05						
CGN001	Land north west of Cardington	Cardington	3.18	95	1.27						
CCN001X	12 Crumps Brook	Catherston Common	0.15	5	0.06						
CYM001	land adj redundant village school	Caynham	0.47	14	0.19						
CHA001	Land at Chavel, off Welshpool Road	Chavel	1.19	36	0.48						
CHA002	Land adjacent to The Owen Glendower Public House	Chavel	0.75	22	0.30						
CHA003	Land adjacent to The Grove	Chavel	1.21	36	0.48						
CHA004	Land adjacent to Southerly	Chavel	0.26	8	0.10						
CHA005	Land south of Chavel	Chavel	10.35	311	4.14						

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CMH001X	Barn Villas	Chelmarsh	0.18	5	0.07						
CHS002	Westcott Lane	Cheswardine	4.16	125	1.67	The site consists of a large agricultural field located to the south-west of Cheswardine. The sites boundaries are defined by the road, residential curtilages and agricultural field boundaries.	Agricultural to north, west and south. Residential to the east.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHS003	Playing fields	Cheswardine	1.78	53	0.71	The site consists of the outdoor sports facilities and childrens/young persons play areas.	Residential and agricultural.	Not Suitable	The site consists of the outdoor sports facilities and childrens/young persons play areas within the village, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.	Not Suitable	The site consists of the outdoor sports facilities and childrens/young persons play areas within the village, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.
CHS004	Land adjoining Rose Cottage	Cheswardine	0.22	7	0.09	The site consists of a small part of an agricultural field, site boundaries are defined by a road to the west, property curtilages to the north, but are mainly undefined to the south and east.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CMH001X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
CHS002	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, however its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHS003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, however its availability is unknown. Furthermore, the site consists of the outdoor sports facilities and childrens/young persons play areas within the village, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site consists of the outdoor sports facilities and childrens/young persons play areas within the village, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. As such the site is unsuitable for employment development.
CHS004	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CHS005	Land adjacent to Crofters Meadow, Hayward Lane	Cheswardine	4.40	132	1.76	A very large agricultural field located to the north-west of Cheswardine. The sites boundaries are defined by the road, residential curtilages and agricultural field boundaries.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHS006	Land to the west of Cheswardine	Cheswardine	0.36	11	0.15	The site consists of a small part of an agricultural field, site boundaries are defined by property curtilages to the south and east, but are mainly undefined to the north and west.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHS007	Land east of the playing fields	Cheswardine	0.29	9	0.11	The site consists of a linear site located to the south of Cheswardine. Site boundaries are defined by the road, open spaces and property curtilage.	Residential, open space and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CHS005	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, however its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHS006	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHS007	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, however its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CHS008	Land south of south fields farm	Cheswardine	1.65	49	0.66	The site consists of the majority of an agricultural field located to the west of Cheswardine. Boundaries are defined by property curtilages, roads and field boundaries.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHS009	unknown Church Lane	Cheswardine	0.29	9	0.12	The site consists of a small field to the east of Cheswardine. Boundaries are defined by mature field boundaries and the road.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHS012X	Land east of cemetery	Cheswardine	0.15	4	0.06						
CHS013	Land at Stoneleigh Lawn Lane	Cheswardine	0.45	13	0.18	The site consists of a large property and its curtilage.	Residential and agricultural.	Not Suitable	The site is located within an existing Community Hub, however the site consists of an identified open space, as such the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located within an existing Community Hub, however the site consists of an identified open space, as such the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such employment development is contrary to policy.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CHS008	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, however its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHS009	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, however its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHS012X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
CHS013	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located within an existing Community Hub, however the site consists of an identified open space, as such the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located within an existing Community Hub, however the site consists of an identified open space, as such the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such employment development is contrary to policy.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CHS014	New House Farm	Cheswardine	1.27	38	0.51	The site consists of a barn complex and three large agricultural fields. Boundaries are defined by agricultural field boundaries and the road.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHS015	Land North of Haywood Lane	Cheswardine	1.04	31	0.42	The site consists of a small part of a larger agricultural field. Boundaries to the south and east are defined by the road and property curtilages respectively. Boundaries to north and west are undefined, running through agricultural fields.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CER001	Land south of Child's Ercall	Childs Ercall	0.83	25	0.33	The site consists of part of an agricultural field located to the south of Childs Ercall. The sites northern boundary is defined by residential curtilages, eastern boundary by the road, western and southern boundaries are undefined running through agricultural fields.	Agricultural to west and south. Open space to east. Residential to north.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Childs Ercall open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Childs Ercall, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CHS014	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHS015	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cheswardine open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cheswardine, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cheswardine has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CER001	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Childs Ercall open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Childs Ercall, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CER002	Land South of Field House	Childs Ercall	1.48	44	0.59	The site consists of an agricultural field to the north of Childs Ercall. Site boundaries are primarily agricultural field boundaries plus the road.	Predominantly agricultural to north (although there are also some rural dwellings) and east; residential to south; and residential immediately west and agricultural beyond.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Childs Ercall open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Childs Ercall, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CER003	Land North of Manor Farm	Childs Ercall	1.50	45	0.60	The site consists of a large irregularly shaped field to the north of Childs Ercall.	Agricultural to west. Residential to east. Residential/communal to south. Residential and agricultural to north.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Childs Ercall open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Childs Ercall, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CER004	Land East Of Manor Cottages	Childs Ercall	2.64	79	1.06	A large and linear site consists of the western portion of two very large agricultural fields. The sites western boundary is defined by the road/property curtilages, its eastern boundary is undefined, running through agricultural fields.	Residential/community space to the west and agricultural to the east.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Childs Ercall open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Childs Ercall, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CER002	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Childs Ercall open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Childs Ercall, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CER003	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Childs Ercall open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Childs Ercall, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CER004	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Childs Ercall open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Childs Ercall, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CER005	Land At Bembows Close	Childs Ercall	0.61	18	0.24	The site consists of two elements, both of which appear to be property curtilage. The smaller element contains a building. Site boundaries are well defined by roads/property curtilages.	Agricultural to north, south and west. Residential to east.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Childs Ercall open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Childs Ercall, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CBG003	Land at Oaklands Road	Chirk Bank	0.58	17	0.23						
CBG004	Land at Trehowell Avenue	Chirk Bank	1.12	34	0.45						
CBG005	Land adj. Mount Villa	Chirk Bank	0.22	7	0.09						
CBG006X	Land north of Glen-Coe Cottages	Chirk Bank	0.17	5	0.07						
CBG007X	Land adj. Canal View	Chirk Bank	0.12	4	0.05						
CBG008	Land at Chirk Bank	Chirk Bank	1.17	35	0.47						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CER005	Currently Available	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been the subject of either a refused or withdrawn Planning Application for an alternative use and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Childs Ercall open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Childs Ercall, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Childs Ercall has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CBG003											Rejected	The site is located adjacent to an existing Community Cluster, specifically Chirk Bank is located within the Weston Rhyn, Rhoswiel, Wern and Chirk Bank Community Cluster. However, within Chirk Bank no further open market residential development is proposed. Furthermore, Chirk Bank has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Chirk Bank is located within the Weston Rhyn, Rhoswiel, Wern and Chirk Bank Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Chirk Bank has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CBG004											Rejected	The site is located adjacent to an existing Community Cluster, specifically Chirk Bank is located within the Weston Rhyn, Rhoswiel, Wern and Chirk Bank Community Cluster. However, within Chirk Bank no further open market residential development is proposed. Furthermore, Chirk Bank has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Chirk Bank is located within the Weston Rhyn, Rhoswiel, Wern and Chirk Bank Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Chirk Bank has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CBG005											Rejected	The site is located adjacent to an existing Community Cluster, specifically Chirk Bank is located within the Weston Rhyn, Rhoswiel, Wern and Chirk Bank Community Cluster. However, within Chirk Bank no further open market residential development is proposed. Furthermore, Chirk Bank has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Chirk Bank is located within the Weston Rhyn, Rhoswiel, Wern and Chirk Bank Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Chirk Bank has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CBG006X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
CBG007X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
CBG008											Rejected	The site is located adjacent to an existing Community Cluster, specifically Chirk Bank is located within the Weston Rhyn, Rhoswiel, Wern and Chirk Bank Community Cluster. However, within Chirk Bank no further open market residential development is proposed. Furthermore, Chirk Bank has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Chirk Bank is located within the Weston Rhyn, Rhoswiel, Wern and Chirk Bank Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Chirk Bank has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CBG009	Land at Oaklands Road	Chirk Bank	0.54	16	0.22						
CBG010	Ty Afal, Oaklands Road, Chirk Bank	Chirk Bank	0.49	15	0.20						
CBG011	adjacent Poachers Pocket	Chirk Bank	0.41	12	0.17						
CBG012	Land north of Rhoswel	Chirk Bank	22.87	686	9.15						
CRY001	Land at Field House	Chorley	0.27	8	0.11						
CRY002	Former Allotments	Chorley	0.28	8	0.11						
CPH001	Land south of Churton Cottage	Church Pulverbatch	1.43	43	0.57						

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CPH002	Land adj. to Churton Cottage	Church Pulverbatch	1.14	34	0.45						
CVL003X	Claverhall WWTW	Claverhall	0.15	4	0.06						
CVY001X	Land to rear of Kings Arms	Claverley	0.18	5	0.07						
CVY002		Claverley	1.66	50	0.67						
CVY003	South Side of Danford Lane	Claverley	1.13	34	0.45						
CVY004	Buildings to north of Small Heath Farm Bungalow	Claverley	0.28	8	0.11						
CVY005	The Crown	Claverley	0.30	9	0.12						
CGD002	Land west of Broome Road, Clungunford	Clungunford	0.60	18	0.24	The site consists of a rectangular field, divided into two triangular areas by an access road. Part of the site (north-western corner) has Planning Permission for a single dwelling. Site boundaries are defined by property curtilages, the road and field boundaries.	Residential and agricultural.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within an existing Community Cluster, specifically Clungunford within the Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) Community Cluster. Within Clungunford appropriate development is limited to small scale infilling/conversion or larger development sites close to key community services on suitable sites within or adjoining the settlements. Part of the site now benefits from Planning Permission, the remainder of the site may be considered suitable for open market residential development consisting of small scale infilling, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance a small portion of the site is located within a conservation area and the remainder of the site is in proximity of this conservation area. The site is also in proximity of a scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is also subject to highway approval. Furthermore, Clungunford has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CPH002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CVL003X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
CVY001X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
CVY002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CVY003											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CVY004											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CVY005											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CGD002	Currently Available	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. The site is located within an existing Community Cluster, specifically Clungunford within the Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) Community Cluster. Within Clungunford appropriate development is limited to small scale infilling/conversion or larger development sites close to key community services on suitable sites within or adjoining the settlements. Part of the site now benefits from Planning Permission, the remainder of the site may be considered suitable for open market residential development consisting of small-scale infilling, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. Furthermore, Clungunford has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	Availability, achievability and viability are unknown. The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CGD003	adjacent Church of St Cuthbert	Clungunford	1.92	58	0.77	A large irregularly shaped agricultural field located to the west of Clungunford. Site boundaries are defined by the road and agricultural field boundaries. The site is entirely located within flood zones 2 and/or 3.	Primarily agricultural, with some dwellings.	Not Suitable	The site is located adjacent to an existing Community Cluster, specifically Clungunford within the Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) Community Cluster. Within Clungunford appropriate development is limited to small scale infilling/conversion or larger development sites close to key community services on suitable sites within or adjoining the settlements. However this site is entirely located within flood zones 2 and/or 3, as such the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Furthermore, Clungunford has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. However, this site is entirely located within flood zones 2 and/or 3, as such the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.
CNN001	previous reservoir	Clunton	0.67	20	0.27						
CNN002	land behind Methodist chapel	Clunton	0.59	18	0.24						
CNN003X	land adj Edan Croft	Clunton	0.19	6	0.08						
CNN004	land adj. The Green	Clunton	0.60	18	0.24						
CCT001	Former farm	Cockshutt	0.45	13	0.18	The site is formed by a range of agricultural buildings within a yard behind which is a small area of grass all associated with and which wrap around the adjacent farmhouse at Mere Farm which sits at the junction of the two lanes associated with the site. The site is bound on two sides by local lanes and is flat in character. The site sits to the northern side of Cockshutt village with a small proportion of the site falling within the development boundary.	Sitting on the northern boundary of the settlement the site is neighboured to the south and east by a mixture of different types, sizes and age of residential development and their associated curtilages. To the north and west of the site is open agricultural land.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CGD003	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Clungunford within the Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) Community Cluster. Within Clungunford appropriate development is limited to small scale infilling/conversion or larger development sites close to key community services on suitable sites within or adjoining the settlements. However this site is entirely located within flood zones 2 and/or 3, as such the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Furthermore, Clungunford has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. However, this site is entirely located within flood zones 2 and/or 3, as such the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.
CNN001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CNN002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CNN003X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
CNN004											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT001	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, however its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cocksbutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cocksbutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cocksbutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cocksbutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CCT002	Land at Cockshutt	Cockshutt	1.15	34	0.46	The site is formed by a single large, flat field currently utilised for equine purposes. The site is bordered for part of its northern and western extent by the development boundary extending beyond the line of the development boundary in both directions.	The site is adjacent to a relatively low density residential development to its northern boundary and on the opposite side of Crommere Crescent to its west. The remainder of the site is adjacent to agricultural land.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT004	The Chapel Field	Cockshutt	2.03	61	0.81	The site is formed of a single large field in agricultural use immediately to the south of the settlement's built form facing the A528 Shrewsbury Rd to its Western boundary. The site is some distance (approx 300m) from the settlement boundary on the eastern side of the A528, although the settlement boundary to the west of the A528 is very much closer (approx 25m).	The site is bordered to its north western boundary by a single dwelling sitting in its own curtilage. The remainder of the site is surrounded by agricultural land from which it is separated by established hedgerow and trees.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT005	Rear of Meadow View	Cockshutt	0.85	25	0.34	The site is formed of a single parcel of flat pastureland sitting behind the dwellings known as Meadow View and Tasker House. The site currently has no apparent linkage to the public highway system. The site sits at the southern end of the settlement to the eastern side of the main Shrewsbury Rd (A528)	To the site's western boundary sits the rear of Meadow View and Tasker House and two small parcels of undeveloped land to the north of Tasker House. The remaining sides of the site are bound by agricultural land with established hedgerows indicating the boundaries.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CCT002	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT004	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, however its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT005	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, however its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CCT006	Land adj. to Rosemary Cottage	Cockshutt	0.76	23	0.30	The site is formed of a parcel of land which sits to the northern edge of the settlement. The site is flat and irregularly-shaped and is used for agriculture. The southern boundary is formed by a lane which joins Crossmere Lane which runs N-S and which forms the site's western boundary. At the cross roads formed by these two lanes are two dwellings, Invicta House and the Grade 2 listed Rosemary Cottage which the site wraps around to their eastern and northern boundaries. The site is outside of but adjacent to the development boundary.	At the site's south western corner are two dwellings (Invicta House and Rosemary Cottage (G2 listed) which sit at the cross roads and which the site wraps around. To the opposite side of the lane to the south of the site is a relatively new development of large detached dwellings. To the opposite side of Croissemere Lane which forms the remainder of the western boundary are the farm buildings associated with Mere Farm. The remaining surrounding land is used for agricultural purposes.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT007X	Land adj. to Tasker House	Cockshutt	0.10	3	0.04						
CCT010	Land East of Shrewsbury Road, North of Cockshutt	Cockshutt	5.13	154	2.05	A very large site formed of the majority of a flat single field currently in agricultural use. The site is situated to the north of the settlement on the eastern side of the A528 towards Ellesmere which forms its western boundary. The site's northern boundary is formed by a local lane. To its southern end the site is adjacent to the development boundary.	The site is situated on the northern edge of the built form of Cockshutt and therefore is adjacent to some residential development and an isolated single dwelling at the junction of the A528 and the lane that forms the northern boundary of the site. The remainder of the site is bordered by agricultural land.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT011	Stanwardine Grange	Cockshutt	0.28	8	0.11	A small site on the south west of the settlement formed by the north eastern corner of a flat field currently in agricultural use. The site sits opposite Chapel Cottages and is separated from Chapel House Farm by part of the adjacent field currently in agricultural use which falls into the development boundary. The site is adjacent to but outside of the development boundary.	There is a short run of cottages on the opposite side of the lane, otherwise the site is surrounded by land in agricultural use.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CCT006	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cocksbutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cocksbutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cocksbutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cocksbutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT007X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
CCT010	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cocksbutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cocksbutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cocksbutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cocksbutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT011	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cocksbutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cocksbutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cocksbutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cocksbutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CCT012	Land west of Cockshutt	Cockshutt	13.99	420	5.60	An extremely large site situated to the north of the settlement's built form to the west of the A528 Shrewsbury Rd. The site is formed from two fields, is flat in nature, and is currently used for agricultural purposes. The site has a frontage to the A528 of approx 250m though since it runs behind the existing development it has a total length of approx 590m. The site has a depth of approx 270m from its Shrewsbury Rd frontage.	The built form of the settlement, including residential, the millenium hall, play area and recreation ground seperates the site from the A528 along the southern part of the site. The remainder of the site is surrounded by agricultural land.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT013	Land off Crosemere Lane	Cockshutt	1.08	32	0.43	The site is a piece of land heavily screened from the local lane upon which it lies to the north of the settlement. The site is in agricultural use.	To the east and south of the site are the rear gardens of a number of low density dwellings and to the west is a large tract of agricultural land (proposed in this study as CCT010). To the north is a narrow local lane to the other side of which lies the farm house and buildings associated with Mere Farm	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT014	Land at Shrewsbury Rd	Cockshutt	2.31	69	0.92	The site is formed of a single field to the east of the A528 Shrewsbury Rd to the southern end of the settlement. The site is flat and is currently used for agricultural purposes.	The site is bound to the west by thje A528 on the opposite side of which is residential development. To the NW corner is further residential development which marks the limit of the development boundary whilst to the north, east and south is further agricultural land. To the southern boundary is sited a telephone exchange.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CCT012	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT013	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT014	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CCT015	Site B	Cockshutt	1.26	38	0.51	The site is formed of a single flat field currently in agricultural use and is sited to the east side of the A528 Shrewsbury Rd a some 105m approx distance from the edge of development on that side of the road although there is residential development to the opposite side of the A528 at this point.	To the opposite side of the A528 there is existing low density residential development. The remainder of the site is bound by further agricultural land. A telephone exchange sits to the northern edge of the site.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT016	site C	Cockshutt	3.81	114	1.52	A very large, irregularly shaped site formed of an entire field and a portion of a neighbouring field. The site is flat and in agricultural use. The site envelopes on three sides some derelict farm buildings that have PP for residential use. The site has two short road frontages to Crosemere Lane.	The site envelopes on three sides some derelict farm buildings that have PP for residential use. To the opposite side of Crosemere Lane are the farm buildings associated with Mere Farm. The remainder of the site is bound by land currently in agricultural use.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT017	site D	Cockshutt	2.05	61	0.82	The irregularly shaped site is formed of two flat fields currently in agricultural use. The site is adjacent to the rear of existing development to the east of Crosemere Rd with a small part of the development boundary falling into the site. The sewage pumping station falls in the north western corner of the site. To the north of the site is a short frontage to Crosemere Crescent.	To the west of the site are the rear of properties on the eastern side of Crosemere Rd and to the north of the site, to the opposite of Crosemere Crescent is agricultural land and to the east of the site lies the rear of Crosemere Hall and Crosemere Court. To the south is agricultural land.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CCT015	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
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Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CCT018	Land off Crosemere Crescent	Cockshutt	0.74	22	0.30	The site is formed of a single rectangular field in agricultural use. The site is flat and is bound to its north and west by residential development and to the south by further agricultural land. The site has a frontage to its eastern side onto Crosemere Crescent, to the opposite side of which is further agricultural land.	The site is bound to its north and west by residential development and to the south by further agricultural land. The site has a frontage to its eastern side onto Crosemere Crescent, to the opposite side of which is further agricultural land.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT019	adj The Parklands	Cockshutt	1.28	39	0.51	A large agricultural field to the west of Cockshutt. Site boundaries are defined by hedgerow field boundaries and the road.	Agricultural to north, west and south. Residential to the east.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHT002	Old Colehurst manor	Colehurst	1.15	34	0.46						
CON001	Land at Home Farm, Condover	Condover	1.44	43	0.58	The site consists of an agricultural complex. Site boundaries are defined by the extent of the complex, roads and field boundaries.	Residential and agricultural.	Currently Suitable - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement, specifically Condover within the Dorrington, Stapleton and Condover Community Cluster. Within Condover, development is limited to infilling, groups of houses and conversions within the development boundary. As such open market residential development on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance part of the site is located within a conservation area, the remainder is in proximity of a conservation area. The site is also in proximity of a registered park and one or more listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of a local wildlife site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is also subject to highway approval. Furthermore, Condover has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement, specifically Condover within the Dorrington, Stapleton and Condover Community Cluster. Within Condover, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Condover has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CCT018	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CCT019	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Cockshutt open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CHT002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
CON001	Currently Available	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. The site is located within an existing Community Cluster, specifically Condover within the Dorrington, Stapleton and Condover Community Cluster. As such open market residential development on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. Furthermore, Condover has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	Availability, achievability and viability are unknown. The site is located within an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CON002	Land east of Dover Cricket Club, Dover	Dover	5.16	155	2.07						
CON003X	Land adjacent to the Shrubbery	Dover	0.14	4	0.05						
CON004	Land North of Dover C of E School, Dover	Dover	5.41	162	2.16						
CON006	Dover Airfield, South of Dover	Dover	5.87	176	2.35						
CON007	Land at Ashdale Cottage, Dover	Dover	0.26	8	0.10						
CON008	Land between Grange Lane and Station Road, Dover	Dover	10.43	313	4.17						
CON009	Land east of Norton Lodge, Dover	Dover	0.41	12	0.16						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CON010	The Moorlands Kennels, west of Condover	Condover	0.27	8	0.11						
CON011X	opposite 2 Allfield Cottages	Condover	0.04	1	0.02						
CPG001	West of Button Bridge Lane	Coppice Gate Button Bridge	0.70	21	0.28						
COT001X	Land at Oaklands Farm	Coton	0.05	1	0.02						
CTO002X	Kingsleigh Coton nr Whitchurch	Coton	0.17	5	0.07						
CTO004	White Lion Farm	Coton	0.78	23	0.31						
CTO001	Kingsleigh Coton nr Whitchurch	Cotton	0.20	6	0.08						
CTO003	Kingsleigh Coton nr Whitchurch	Cotton	0.28	8	0.11						
CUC001	Land at Cound	Cound	0.55	17	0.22						
CBR001	Land at Greenacre.	Coundarbour	0.34	10	0.14						
CEC001X	adj the Cottage	Coundmoor	0.05	2	0.02						
CCT020	Farm Buildings	Crosemere	0.67	20	0.27						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CSG001	Cross Green Farm Building	Cross Green	0.53	16	0.21						
CSG002	Land at Cross Green	Cross Green	0.52	16	0.21						
CSG003	Land at Cross Green (site 2)	Cross Green	0.21	6	0.09						
CLH001	Cross Lane Head	Cross Lane Head	1.28	38	0.51						
CRU001	Land at Cruckmeole.	Cruckmeole	1.10	33	0.44						
CRU002	Land near St Thomas and St Anne Primary School	Cruckmeole	8.47	254	3.39						
CRT001	Land adj. Ashurst, Cruckton.	Cruckton	1.20	36	0.48						
CRT002	Hare & Hounds	Cruckton	2.13	64	0.85						
CRT003	Land at The Woodlands Farm	Cruckton	17.35	520	6.94						
CMN002	farmstead site Culmington Farm	Culmington	0.86	26	0.34						
CMN001	Oak Wood	Culminton	0.44	13	0.18						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
DSN001	Land at Corner Farm	Darliston	0.32	10	0.13						
DHS001	Land at Dhustone	Dhustone	0.48	15	0.19						
DID001	Land north of The Moors	Diddlebury	5.44	163	2.18						
DID002	Land Off The Moors View	Diddlebury	1.15	35	0.46						
DID003	(SSDC 71)	Diddlebury	4.16	125	1.67						
DID004X	(SSDC 72)	Diddlebury	0.11	3	0.04						
DID005	Land adj The Moors	Diddlebury	0.76	23	0.30						
DRB001	Broad Oaks Moss Lane nr Whixall	Dobson's Bridge	1.18	35	0.47						
DOD001	The Birches Land	Doddington	5.06	152	2.02						
DOD003	land adj. to Ni-San-Hi	Doddington	1.45	43	0.58						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
DOD004	the rear of Clematis Cottage	Doddington	0.86	26	0.34						
DKH001	Land east of Dovaston Farm	Dovaston	1.22	36	0.49						
DKH004X	Land at Dovaston	Dovaston	0.10	3	0.04						
DKH005	Land rear of Sunnybank	Dovaston	0.41	12	0.16						
DKH006	Land at Green Bank	Dovaston	0.35	10	0.14						
DKH009	Land adj. Dovaston Bank Farm	Dovaston	0.77	23	0.31						
DKH010	Land north of Fairlea	Dovaston	2.73	82	1.09						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
DKH016	Land to rear of Mountside, Dovaston	Dovaston	0.88	27	0.35						
KNN001X	Land adj. The Mount (site b)	Dovaston	0.15	5	0.06						
KNN002X	Land adj. The Mount (site a)	Dovaston	0.12	4	0.05						
KNN009	Land adj. to The Mount, Kinnerley	Dovaston	0.60	18	0.24						
KNN018	Land at Mountfield, Kinnerley	Dovaston	1.48	44	0.59						
DGH009X	land fronting Church Cottage	Dudleston Heath	0.12	4	0.05						
DHG001	Land at Greenhill Bank	Dudleston Heath	0.20	6	0.08	An area of scrubland some distance from the core of the built form of Dudleston Heath. Site boundaries are defined by property curtilages and the road.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG002X	Rear of The Oaklands from old folder	Dudleston Heath	0.17	5	0.07						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
DKH016											Rejected	The site is located adjacent to an existing Community Cluster, specifically Dovaston is located within the Kinnerley, Maesbrook, Dovaston and Knockin Heath Community Cluster. Within Dovaston open market residential development is limited to individual, small scale infill plots within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dovaston has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Dovaston is located within the Kinnerley, Maesbrook, Dovaston and Knockin Heath Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dovaston has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
KNN001X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
KNN002X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
KNN009											Rejected	The site is located adjacent to an existing Community Cluster, specifically Dovaston is located within the Kinnerley, Maesbrook, Dovaston and Knockin Heath Community Cluster. Within Dovaston open market residential development is limited to individual, small scale infill plots within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dovaston has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Dovaston is located within the Kinnerley, Maesbrook, Dovaston and Knockin Heath Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dovaston has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
KNN018											Rejected	The site is located adjacent to an existing Community Cluster, specifically Dovaston is located within the Kinnerley, Maesbrook, Dovaston and Knockin Heath Community Cluster. Within Dovaston open market residential development is limited to individual, small scale infill plots within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dovaston has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Dovaston is located within the Kinnerley, Maesbrook, Dovaston and Knockin Heath Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dovaston has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DGH009X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
DHG001	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG002X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
DHG003	Land east of Church Lane	Dudleston Heath	1.82	55	0.73	An agricultural field located to the west of Dudleston Heath. Sites boundaries are defined by property curtilages, agricultural field boundaries and the road.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG004	Land north of Chestnut Avenue	Dudleston Heath	1.58	47	0.63	An agricultural field located to the north of Dudleston Heath. Sites boundaries are defined by property curtilages, agricultural field boundaries and the road.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG005X	Land at Chapel Lane	Dudleston Heath	0.17	5	0.07						
DHG006	Land at Pumping Station & Telephone Exchange	Dudleston Heath	3.05	91	1.22	A series of agricultural fields some distance from the core of the built form of Dudleston Heath. Sites boundaries are primarily agricultural field boundaries and the road.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Cockshutt, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Cockshutt has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
DHG003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable. Its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG004	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable. Its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG005X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
DHG006	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
DHG007	Land at Gravel Hole Farm	Dudleston Heath	0.79	24	0.32	An agricultural field some distance from the core of the built form of Dudleston Heath. Sites boundaries are primarily agricultural field boundaries and the road.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG008	Gravel Hole Site	Dudleston Heath	0.46	14	0.19	Part of an agricultural field some distance from the core of the built form of Dudleston Heath. Sites boundaries consist of road to east and south, agricultural field boundaries to the north and is undefined running through an agricultural field to the west.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG010	opposite Dudleston Grange	Dudleston Heath	1.94	58	0.77	Part of an agricultural field some distance from the core of the built form of Dudleston Heath. Sites boundaries consist of a road to the north, agricultural field boundaries to east and west and is undefined running through an agricultural field to the south.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
DHG007	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG008	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG010	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
DHG011	Pentreheylw Cottage	Dudleston Heath	0.71	21	0.29	An agricultural field some distance from the core of the built form of Dudleston Heath. Sites boundaries are primarily agricultural field boundaries and the road.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG012	Land at Pentreheylin	Dudleston Heath	0.29	9	0.12	Part of an agricultural field located to the west of Dudleston Heath. Sites boundaries are defined by property curtilages and the road to south, east and west but are undefined to the north.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG013	Land at Dudleston Heath	Dudleston Heath	0.37	11	0.15	An agricultural field some distance from the core of the built form of Dudleston Heath. Sites boundaries are primarily agricultural field boundaries and the road.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
DHG011	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG012	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG013	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
DHG014	Gladstone House	Dudleston Heath	0.45	14	0.18	An agricultural field/barn complex partly within but in the majority adjacent to but outside the core of the built form of Dudleston Heath. Sites boundaries are primarily agricultural field boundaries and the road.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG015	SE of Village Hall	Dudleston Heath	0.73	22	0.29	Allotments south of the built form of Dudleston Heath. Site boundaries defined by the extent of the site.	Residential and agricultural.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG016X	Land adjoining Church Cottage	Dudleston Heath	0.13	4	0.05						
EDN001	Apple Acre	Eardington	0.86	26	0.34						
EDN002	Eardington Halls	Eardington	1.24	37	0.49						
EDN003	part of Field 2278 rear of Tanglewood	Eardington	1.25	37	0.50						
EDN004	land adj. Apple Acre	Eardington	0.96	29	0.39						
EDN005	West side of Halfway House	Eardington	0.78	23	0.31						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
DHG014	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG015	Currently Available	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been the subject of either a refused or withdrawn Planning Application for an alternative use and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Dudleston Heath open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Dudleston Heath, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Dudleston Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
DHG016X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
EDN001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EDN002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EDN003											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EDN004											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EDN005											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
EDN006X	Land adjacent to Manor Farm	Eardington	0.16	5	0.06						
EAR001	racing stables Tedsmore Hall	Eardiston	0.55	17	0.22						
ECE001	Land south of The Vicarage	Eaton Constantine	5.02	151	2.01						
ECE003	Land at Eaton Constantine.	Eaton Constantine	3.27	98	1.31						
ECE004	land adj to St Marys Church	Eaton Constantine	1.67	50	0.67						
ECE005	land at Eaton Constantine	Eaton Constantine	2.81	84	1.12						
ECE006	adj Eaton House	Eaton Constantine	0.40	12	0.16						
EUT001	Land at Mill Lane	Eaton upon Tern	2.10	63	0.84						
EUT002X	Land at The Forge	Eaton upon Tern	0.17	5	0.07						
EUT003	Land north east of Eaton Grange	Eaton upon Tern	6.18	186	2.47						
EDG001	Land adjoining Hawthorn Cottage	EDGE	0.31	9	0.12						
EBM001	Shawbury Garden Centre	Edgebolton	2.20	66	0.88						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
ELY001	Land opposite Edgerley Hall	Edgerley	0.74	22	0.29						
ELY002	Land to rear of Burnt House	Edgerley	1.63	49	0.65						
EDS001	Land adj. to The Vicarage	Edstaston	1.12	34	0.45						
EDS002	Adj. The Old Vicarage	Edstaston	0.45	13	0.18						
EDS003	Parkfields	Edstaston	0.28	9	0.11						
EDS004	Opposite Village Hall	Edstaston	0.26	8	0.10						
EDS005	The Old Post Office	Edstaston	0.83	25	0.33						
ELS001	Land adjoining Mayfield, Elson, Ellesmere	Elson	1.11	33	0.44	The site consists of an irregularly shaped field adjacent to the industrial park in Elson. Site boundaries are well defined by mature field boundaries, property curtilages and the road.	Primarily commercial/industrial.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Elson open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Elson has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Elson, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Elson has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
BLH001	Land at Bolas Road	Ercall Heath	3.01	90	1.21						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
ELY001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ELY002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EDS001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EDS002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EDS003											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EDS004											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EDS005											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ELS001	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located adjacent to an existing Community Hub, within Elson open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Elson has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Elson, employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Elson has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
BLH001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
EXG001	Land East of Longden	Exford Green	5.12	154	2.05						
EXG002	Land East of Longden	Exford Green	10.19	306	4.07						
EXG003	Land East of Longden	Exford Green	8.20	246	3.28						
EXG004	Land South East of The Chalet	Exford Green	8.43	253	3.37						
EXG005	Land at the Works, Exford Green	Exford Green	0.60	18	0.24	A predominantly brownfield site consisting of a depot and its yard. Site boundaries defined by the curtilage of the site.	Agricultural and residential.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within an existing Community Cluster, specifically Exford Green is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Exford Green open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at the 31st March 2017). As such open market residential development consisting of a group of houses and/or conversions on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is also subject to highway approval. The site is also in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. However, Exford Green has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EXG006X	Well Field	Exford Green	0.17	5	0.07						
EOS001X	Land at Eyton on Severn	Eyton on Severn	0.17	5	0.07						
FMC001	Land East of Cherrington	Farmcote, Claverley	20.05	602	8.02						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
EXG001											Rejected	The site is separated from the built form of Exford Green, which is located within the Longden, Hook-a-Gate, Annsroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Exford Green open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period. Open market residential development on this site would not comply with any of these criteria. Furthermore, Exford Green has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EXG002											Rejected	The site is separated from the built form of Exford Green, which is located within the Longden, Hook-a-Gate, Annsroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Exford Green open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period. Open market residential development on this site would not comply with any of these criteria. Furthermore, Exford Green has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EXG003											Rejected	The site is separated from the built form of Exford Green, which is located within the Longden, Hook-a-Gate, Annsroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Exford Green open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period. Open market residential development on this site would not comply with any of these criteria. Furthermore, Exford Green has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EXG004											Rejected	The site is separated from the built form of Exford Green, which is located within the Longden, Hook-a-Gate, Annsroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Exford Green open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period. Open market residential development on this site would not comply with any of these criteria. Furthermore, Exford Green has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EXG005	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	This primarily brownfield site is considered available, achievable and viable. The site is located within an existing Community Cluster, specifically Exford Green is located within the Longden, Hook-a-Gate, Annsroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Exford Green open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at 31st March 2017). As such open market residential development consisting of a group of dwellings and/or conversions on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Exford Green has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
EXG006X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
EOS001X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
FMC001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
FUG001	Church Farm	Fauls	8.71	261	3.48						
FUG002	Land at Fauls	Fauls	0.92	28	0.37						
FTZ001	Fitz Glebe	Fitz	3.13	94	1.25						
FTZ002	land at Fitz	Fitz	1.56	47	0.62						
FTH001	Land at Mytton Mill	Forton Heath	4.84	145	1.94						
FTH002	Land at Forton Heath	Forton Heath	2.14	64	0.86						
FTH003	South side of Chapel House	Forton Heath	1.72	52	0.69						
FDY001X	Cottage Farm Buildings	Frodesley	0.15	5	0.06						
FDY002X	Land at Frodesley	Frodesley	0.08	2	0.03						
FDY003	Land adj.to 8 The Links, Frodesley.	Frodesley	1.19	36	0.48						
GMN002	South of Garmston Lane	Garmston	2.59	78	1.04						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
GMN004	Land west of Garmston	Garmston	4.31	129	1.72						
GMN03	Land north west of Garmston	Garmston	2.23	67	0.89						
CBG001	Land at Tradsfield	Gledrid	1.53	46	0.61						
CBG002	Land east of the Truck Stop	Gledrid	6.06	182	2.43						
RHS001	Land south west of Gledrid Roundabout	Gledrid	3.13	94	1.25						
GFT001	Land at New Banks	Grafton	1.79	54	0.72						
GFT002	Land at Grafton	Grafton	2.07	62	0.83						
GNS002	Grainstore & field Rodefern Lane	Great Ness	0.45	14	0.18						
RYC003	adj Consal House	Great Ryton	0.84	25	0.34						
GNE001	Grindle House Farm	Grindle	1.13	34	0.45						

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GNE002	Farm site	Grindle	0.37	11	0.15						
GRH005X	Garden Area 79 The Mount Grinshill	Grinshill	0.07	2	0.03						
GRH001	Land north of High Street	Grinshill	0.44	13	0.18						
GRH002	Dunsmore	Grinshill	0.75	22	0.30						
GRH003	Vineyard Cottage	Grinshill	0.34	10	0.14						
HAB001	Hillsborough	Habberley	0.25	8	0.10						
HAB002	Land at Hillsborough, Habberley, Pontesbury	Habberley	0.22	7	0.09						
HAB003	Below Habberley Hall	Habberley	2.53	76	1.01						
HYH001	Land at T.O.Tomlins, Halfway House.	Halfway House	0.92	28	0.37						
HYH002	Land south of Fair View	Halfway House	0.39	12	0.16						
HYH004	Land adjacent Yew Tree Cottage	Halfway House	0.70	21	0.28						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
HYH005	adj Station Lodge	Halfway House	0.89	27	0.35						
WAH005X	Land at HillView, Wigmore Lane,Halfway House	Halfway House	0.15	5	0.06						
NPR001	North East of Halston Cottages	Halston	10.20	306	4.08						
HWB001X	The Oaklands, Hanwood	Hanwood Bank	0.11	3	0.05						
HWB003	Land at The Oaklands, Hanwood Bank	Hanwood Bank	1.74	52	0.70						
HWB004	Land at Hanwood Bank	Hanwood Bank	3.67	110	1.47						
HWB006	Land west of Caradoc View, Hanwood Bank	Hanwood Bank	1.52	46	0.61						
HAR001	Plot OS5233 at Domas Lane, Harley.	Harley	0.41	12	0.16						
HAR002	Land at Harley	Harley	1.44	43	0.58						
HAR003	Pound Field	Harley	1.51	45	0.60						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
HMH001	Land at Wem Road	Harmer Hill	5.27	158	2.11						
HMH002	Land to the east of Wem Road	Harmer Hill	2.90	87	1.16						
HMH003	West of Wem Road	Harmer Hill	1.83	55	0.73						
HMH004	Lower Road	Harmer Hill	1.01	30	0.40						
HMH006	North of Village Hall Ellesmere Rd	Harmer Hill	0.36	11	0.14						
HMH007	North of Lower Road	Harmer Hill	1.14	34	0.46						
HMH008X	Land south of 8 Ellesmere Road	Harmer Hill	0.09	3	0.04						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
GMS001	Land adj. to Glan Morlas	Hengoed	0.23	7	0.09						
UPH001	Land at Weston Road	Hengoed	0.30	9	0.12						
UPH003	Land at Willow Bank	Hengoed	0.29	9	0.11						
UPH004	Land at Oakcroft	Hengoed	0.59	18	0.24						
HHA001X	High Hatton Social Club	High Hatton	0.04	1	0.02						
HHS001	The Acorns	Hill Houses	1.18	35	0.47						
HLT001	Land adj. Hilton Brook	Hilton	3.77	113	1.51						
HLT002	Hilton	Hilton	1.50	45	0.60						
HLT003	Land to north of Hilton Brook House	Hilton	1.22	37	0.49						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
HLT004	Land off Sandpit Lane	Hilton	0.77	23	0.31						
HFD001	Land at Hindford	Hindford	0.38	12	0.15						
HTS001	adj. Hints Green Cottage	Hints	0.37	11	0.15						
HTS002	land in Hints Corley	Hints	0.73	22	0.29						
HMR001X	Land south of Delcroft	Homer	0.06	2	0.02						
HMR002	Land at Sussex Villas	Homer	0.34	10	0.14						
HMR003	Land at Homer Farm	Homer	4.73	142	1.89						
HKE001	Land at The New Inn	Hook-a-Gate	0.45	14	0.18	A linear and rectangular site located to the south-west of Hook-a-Gate. Site boundaries are well defined by field boundaries containing mature hedgerows/trees and the road.	Residential and agricultural.	Currently Suitable - Subject to Further Detailed Assessment	<p>The site is located within an existing Community Cluster, specifically Hook-a-Gate is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Hook-a-Gate open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at 31st March 2017).</p> <p>As such open market residential development consisting of a group of dwellings on the elements of this site that are not located within flood zones 2 and/or 3, may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. The element of the site located in flood zones 2 and/or 3 would only be considered to have development potential if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.</p> <p>Other such considerations include the fact that the site is in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.</p> <p>However, Hook-a-Gate has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters.</p>	Not Suitable	<p>The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes.</p> <p>The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.</p> <p>As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.</p>

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
HLT004											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HFD001											Rejected	The site is located adjacent to an existing Community Cluster, specifically Hindford is located within the Park Hall, Hindford, Babbinswood and Lower Frankton Community Cluster. Within Hindford open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Hindford has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Hindford is located within the Park Hall, Hindford, Babbinswood and Lower Frankton Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Hindford has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HTS001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HTS002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HMR001X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
HMR002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HMR003											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HKE001	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable. Its availability is unknown. The site is located within an existing Community Cluster, specifically Hook-a-Gate is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Hook-a-Gate open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at 31st March 2017). As such open market residential development consisting of a group of dwellings on the elements of this site that are not located within flood zones 2 and/or 3, may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. The element of the site located in flood zones 2 and/or 3 would only be considered to have development potential if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere. However, Hook-a-Gate has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As the sites availability is unknown and given the settlements likely future status, the site is rejected.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
HKE002	Land west of The New Inn	Hook-a-Gate	0.31	9	0.13						
HKE003	Land north of The New Inn	Hook-a-Gate	0.30	9	0.12						
HKE004	Junction Longden Rd & Hanley Lane	Hook-a-Gate	0.21	6	0.08	The site consists of a triangular site adjacent to the built form of Hook-a-Gate. Site boundaries are defined by roads to north and south, but are undefined to the east crossing through an agricultural field.	Residential and agricultural.	Currently Suitable - Subject to Further Detailed Assessment	<p>The site is located within an existing Community Cluster, specifically Hook-a-Gate is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Hook-a-Gate open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at 31st March 2017).</p> <p>As such open market residential development consisting of a group of dwellings on the elements of this site that are not located within flood zones 2 and/or 3, may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. The element of the site located in flood zones 2 and/or 3 would only be considered to have development potential if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.</p> <p>Other such considerations include the fact that the site is in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.</p> <p>However, Hook-a-Gate has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.</p>	Not Suitable	<p>The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes.</p> <p>The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.</p> <p>As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.</p>
HKE005X	Land adj. The Bungalow, Hook-a-Gate	Hook-a-Gate	0.14	4	0.06						
HBW001	Hope Bowdler House & Hope Bowdler Court	Hope Bowdler	0.70	21	0.28						
HPV001	Land at St Chads Farm	Hopton	0.29	9	0.12	The site consists of the corner of an agricultural field, containing a stable-block. A paraphernalia of material has accumulated on the site over recent years. Site boundaries are defined by the road to east and south, access track to west but is undefined to the north, running through an agricultural field.	Agricultural and residential.	Currently Suitable - Subject to Further Detailed Assessment	<p>Within Hopton open market residential development is limited to infilling/conversions on suitable sites within the village. The guideline across the Community Cluster is 10-15 additional dwellings during the plan period, current commitments and completions total around 60 dwellings (as at 31st March 2017). As such infill development on the site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the site is in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.</p> <p>However, Hopton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.</p>	Not Suitable	<p>The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub.</p> <p>The site is in proximity of an existing Community Cluster (status to be reviewed as part of the Local Plan Review), however it is not considered that the site is consistent with current policy.</p> <p>Furthermore, the threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within Community Clusters proposed as part of the Local Plan Review.</p> <p>As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.</p>

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
HKE002											Rejected	The site is separated from the built form of Hook-a-Gate, which is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Hook-a-Gate open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period. Open market residential development on this site would not comply with any of these criteria. Furthermore, Hook-a-Gate has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HKE003											Rejected	The site is adjacent to the built form of Hook-a-Gate, which is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. However this site does not have an obvious road frontage. Furthermore, Hook-a-Gate has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HKE004	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. Its availability is unknown. The site is located within an existing Community Cluster, specifically Hook-a-Gate is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Hook-a-Gate open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at 31st March 2017). As such open market residential development consisting of a group of dwellings on the elements of this site that are not located within flood zones 2 and/or 3, may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. The element of the site located in flood zones 2 and/or 3 would only be considered to have development potential if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere. However, Hook-a-Gate has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HKE005X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
HBW001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HPV001	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. The site is located within an existing Community Cluster, specifically Hopton is located within the Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler Community Cluster. Within Hopton open market residential development is limited to infilling/conversions on suitable sites within the village. The guideline across the Community Cluster is 10-15 additional dwellings during the plan period, current commitments and completions total around 60 dwellings (as at 31st March 2017). As such infill development on the site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Hopton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
DOD002	Land at Foxwood Lodge	Hopton Bank	0.74	22	0.30						
HPB001	Little Wickets	Hopton Bank	0.36	11	0.14						
HPH001	Site 1 Land adjacent the railway line	Hopton Heath	1.40	42	0.56	A linear site located to the west of Hopton Heath, adjacent to the railway station. The site consists of part of an agricultural field, its northern boundary is defined by a road, its southern boundary by an agricultural field boundary, its eastern boundary by the planting along the railway line, its western boundary is relatively undefined, running through an agricultural field.	Agricultural and residential.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within an existing Community Cluster, specifically Clungunford within the Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) Community Cluster. Within Clungunford appropriate development is limited to small scale infilling/conversion or larger development sites close to key community services on suitable sites within or adjoining the settlements. Part of the site now benefits from Planning Permission, the remainder of the site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the site is in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. Furthermore, Clungunford has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HPH002	Site 2 Land adjacent the railway line	Hopton Heath	0.33	10	0.13	A triangular site, consisting of part of an agricultural field, located to the north of Hopton Heath. Site boundaries are defined by the road to the west, planting along the railway line to the east, and are undefined to the north, running through an agricultural field.	Agricultural and residential.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within an existing Community Cluster, specifically Clungunford within the Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) Community Cluster. Within Clungunford appropriate development is limited to small scale infilling/conversion or larger development sites close to key community services on suitable sites within or adjoining the settlements. Part of the site now benefits from Planning Permission, the remainder of the site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. Furthermore, Clungunford has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HBM001	Land at Red House Farm, Lower Hordley	Hordley	0.81	24	0.32						
IFD001X		Ightfield	0.08	2	0.03						
IFD002		Ightfield	0.38	11	0.15						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
DOD002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HPB001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HPH001	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. The site is located within an existing Community Cluster, specifically Clungunford within the Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitche (Three Ashes) Community Cluster. Within Clungunford appropriate development is limited to small scale infilling/conversion or larger development sites close to key community services on suitable sites within or adjoining the settlements. Part of the site now benefits from Planning Permission, the remainder of the site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. Furthermore, Clungunford has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HPH002	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. The site is located within an existing Community Cluster, specifically Clungunford within the Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitche (Three Ashes) Community Cluster. Within Clungunford appropriate development is limited to small scale infilling/conversion or larger development sites close to key community services on suitable sites within or adjoining the settlements. Part of the site now benefits from Planning Permission, the remainder of the site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. Furthermore, Clungunford has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
HBM001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
IFD001X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
IFD002											Rejected	The site is located adjacent to an existing Community Cluster, specifically Tilstock is located within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within this Community Cluster open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Tilstock has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Tilstock is located within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Tilstock has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
IFD003	Adjacent Gables Farm	Ightfield	0.43	13	0.17						
IRN001	Former Ironbridge Power Station Site	Ironbridge (Power Station)	136.01	4080	54.40	The site consists of the former ironbridge power station site and ancillary land. Site boundaries are defined by the extent of the power station site (eastern portion) and agricultural field boundaries (western portion).	Surrounding character is predominantly agricultural/woodland. However there are also small pockets of residential dwellings in proximity of the site.	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints	A predominantly brownfield site located in the open countryside. Therefore open market residential development is contrary to policy. Furthermore the site contains identified areas of open space, therefore these areas of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Additionally, the site also contains part of a RIG, a Local Wildlife Site and all/part of one or more SSSI's, therefore development on these elements of the site and an appropriate buffer is likely to have an adverse effect on one these assets and as such is contrary to national policy. Part of the site is also located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However as a strategic brownfield site, the general location (although not its specific extent) has been identified as a proposed strategic site within previous stages of consultation on the Local Plan Review. Therefore the remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access and links into the wider network are subject to highway approval. Due to the size of the site a masterplan approach to its development would be required. As would services, facilities and infrastructure (including community/amenity infrastructure) to support the development/future occupiers. National grid infrastructure to remain on site, this will require due consideration/buffering. A small part of the site is located within a conservation area. It is also in proximity of a conservation area, a number of listed buildings, and one or more scheduled monuments. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints	A predominantly brownfield site located in the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However the site contains identified areas of open space, therefore these areas of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Additionally, the site also contains part of a RIG, a Local Wildlife Site and all/part of one or more SSSI's, therefore development on these elements of the site and an appropriate buffer is likely to have an adverse effect on one these assets and as such is contrary to national policy. Part of the site is also located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. 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It is also in proximity of a conservation area, a number of listed buildings, and one or more scheduled monuments. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is
KBN001	adj Field House	Kemberton	0.65	20	0.26						
KLT002	land adjacent Village Hall	Kinlet	1.10	33	0.44						
KTN001	land North of Kinton business Park	Kinton	0.94	28	0.37						
KTN002	adj. Kinton Business Park	Kinton	0.25	8	0.10						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
IFD003											Rejected	The site is located adjacent to an existing Community Cluster, specifically Tilstock is located within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within this Community Cluster open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Tilstock has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Tilstock is located within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Tilstock has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
IRN001	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viable	The site has been submitted through the 'call for sites' for a relevant use. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - subject to suitability	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site contains identified areas of open space; parts of the site are located within flood zones 2 and/or 3; parts of the site are identified Local Wildlife Sites, RIGS or SSSI's; part of the site is located within a conservation area; the site will retain national grid infrastructure upon it; and due to the sites size and location there will be a need to masterplan development and ensure that necessary supporting services, facilities and infrastructure are provided to support the development and future occupiers. If suitable assessment/mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. As a strategic brownfield site, the general location (although not its specific extent) has been identified as a proposed strategic site within previous stages of consultation on the Local Plan Review.	Long Term Potential - subject to suitability	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site contains identified areas of open space; parts of the site are located within flood zones 2 and/or 3; parts of the site are identified Local Wildlife Sites, RIGS or SSSI's; part of the site is located within a conservation area; the site will retain national grid infrastructure upon it; and due to the sites size and location there will be a need to masterplan development and ensure that necessary supporting services, facilities and infrastructure are provided to support the development and future occupiers. If suitable assessment/mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. As a strategic brownfield site, the general location (although not its specific extent) has been identified as a proposed strategic site within previous stages of consultation on the Local Plan Review.
KBN001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
KLT002											Rejected	The site is located adjacent to an existing Community Cluster, specifically Kinley is located within the Kinlet, Button Bridge, Button Oak Community Cluster. Within Kinlet open market residential development is limited to allocated sites, infilling and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Kinlet has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Kinlet is located within the Kinlet, Button Bridge, Button Oak Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Kinlet has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
KTN001											Rejected	The site is adjacent to but outside the built form of Kinton, which is located within the Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler Community Cluster. Within Kinton development is limited to infilling/conversions of building on suitable sites within the village. The guideline across the Community Cluster is 10-15 additional dwellings during the plan period. Open market residential development on this site would not comply with any of these criteria. Furthermore, Kinton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
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Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
KTN003	opp. Kinton Chapel	Kinton	0.48	14	0.19						
KTN004	land opposite Top Farm	Kinton	0.60	18	0.24						
DKH002	Land rear of White House	Knockin Heath	3.58	107	1.43						
DKH003	Land adj. to Mulberry Cottage	Knockin Heath	0.47	14	0.19						
DKH007	Land at Orchard House	Knockin Heath	3.18	95	1.27						
DKH008	Land at Chapel Lane	Knockin Heath	0.83	25	0.33						
DKH011	Land opposite Glenside	Knockin Heath	0.33	10	0.13						

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DKH012	Land Adjoining Owls Nest Cottage	Knockin Heath	1.13	34	0.45						
DKH013	Depot adjacent to B4396	Knockin Heath	3.16	95	1.27						
DKH014X	adjacent Quarry Cottage	Knockin Heath	0.13	4	0.05						
DKH015	Land a Knockin Heath	Knockin Heath	1.59	48	0.64						
KWY001X	rear of Penny Black	Knowbury	0.13	4	0.05						
KSN001	land at Kynaston	Kynaston	1.31	39	0.53						
LEC001	Playing Fields	Lea Cross	4.13	124	1.65						
LBT001	Land at Lee Bridge	Lee Brockhurst	0.24	7	0.10						
LBW001	Cooper's Meadow	Leebotwood	1.58	47	0.63						
LBW002	Land adj. to Village Hall	Leebotwood	1.14	34	0.46						

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LBW003	Broadmeadow	Leebotwood	0.71	21	0.28						
GMN001	Land north of Leighton	Leighton	4.12	124	1.65						
LEN001	Land north of the B4380	Leighton	2.44	73	0.98						
LEN002X	Land adjacent to Bosahan House, Leighton.	Leighton	0.07	2	0.03						
RYC001	Land adj. The Fox Inn, Ryton. (& 9)	Little Ryton	0.24	7	0.10						
LST001	To east of Ludlow Road	Little Stretton	0.35	10	0.14						
LST002X	Part of Brook House	Little Stretton	0.12	4	0.05						
LYW001	Land adj. to Bryn-y-groes	Llanyblodwel	2.12	64	0.85						
LYW002	Land adj. Old School House	Llanyblodwel	0.31	9	0.12						
BYM001	Land north of Brynmelyn	Llynclys	3.15	94	1.26						

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LKD001	Land adj. to Lilac Cottage	Lockleywood	0.98	29	0.39						
LME001X	Allotment adj. Whitecross Cottage	Long Meadow End	0.05	1	0.02						
LGR001	Land at Martins Hatch, Longnor.	Longnor	0.22	7	0.09						
LGR002	Land at Longnor.	Longnor	7.76	233	3.10						
LGR003	south of Longnor Primary School	Longnor	1.68	50	0.67						
LGR005		Longnor	0.45	14	0.18						
LTD001X	Longville Arms	Longville	0.17	5	0.07						
LPN001	Land at Factory Farm	Loppington	7.33	220	2.93						
LPN002	Land at Loppington	Loppington	1.87	56	0.75						
LPN003	SW of St Michaels Park	Loppington	0.85	25	0.34						
LPN004	off Noneley Rd	Loppington	0.71	21	0.28						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
LYN001	Adj. Habershon Close	Lydbury North	0.47	14	0.19	The site consists of a small part of an agricultural field located to the west of Lydbury North. The sites north-eastern and south-eastern boundaries are defined by roads/residential curtilages, its south-western and north-western boundaries are undefined, running through agricultural fields.	Residential and agricultural.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYN002	Land at Walcot Hall	Lydbury North	0.82	25	0.33	The site consists of a small part of an agricultural field located to the west of Lydbury North. The sites northern and southern boundaries are defined by roads/a wooded belt respectively, its southern and western boundaries are undefined, running through agricultural fields.	Residential and agricultural.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYN003	Rear of Kirby's Cottage (amended boundary)	Lydbury North	0.20	6	0.08	An irregularly shaped site located to the east of Lydbury North. Site boundaries are defined by roads/property curtilages to north, west and south, but are undefined to the east.	Residential and agricultural.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
LYN001	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore the site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYN002	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore the site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYN003	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore the site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
LYN004	Land north of The Old Farmhouse	Lydbury North	1.62	48	0.65	A large site, consisting of part of an agricultural field located to the north-east of Lydbury North. The sites southern and western boundaries are defined by property curtilages. Its eastern boundary by a wooded belt. Its northern boundary is undefined, running across an agricultural field.	Residential and agricultural.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYN005	Land at the Ford, rear of The Cottage	Lydbury North	0.27	8	0.11	The site consists of part of an agricultural field located to the north of Lydbury North. Sites northern, southern and western boundaries are well defined by roads/property curtilages. The eastern boundary is undefined, running through an agricultural field.	Residential and agricultural.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYN006	Land adjoining Lydbury House	Lydbury North	0.34	10	0.14	The site consists of a densely wooded area. Boundaries are defined by the extent of the wooded area.	Residential and agricultural.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
LYN004	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore the site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYN005	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore the site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYN006	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore the site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
LYN007	Land adj. to Habershon Close (amended boundary)	Lydbury North	0.36	11	0.14	The site consists of the majority of an agricultural field located to the west of Lydbury North. Site boundaries are well defined by roads/property curtilages apart from that to the north-west which runs through an agricultural field.	Residential and agricultural.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYN008X	Land at head of St Michael's Close	Lydbury North	0.18	5	0.07						
LYD001	Meadow Site	Lydham	2.92	88	1.17						
LYD002	Top Horse Pasture	Lydham	3.02	91	1.21						
LYA002	Marcher House Paddock 7113 Plot A	Lyneal	0.36	11	0.14						
LYA004	Site 1	Lyneal	0.42	13	0.17						
LYA005	Site 2	Lyneal	0.37	11	0.15						
XLYA003	Marcher House Paddock 7922 Plot B	Lyneal	0.16	5	0.07						
LBH001	Land at Spring Cottage, Lyth Bank.	Lyth Bank	0.70	21	0.28						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
LYN007	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable, its availability is unknown. Furthermore, the site is located adjacent to an existing Community Hub, however within Lydbury North open market residential development is limited exclusively to the identified site allocations. Therefore open market residential development on this site would be contrary to policy. Furthermore, Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. Furthermore the site is located adjacent to an existing Community Hub, however within Lydbury North, employment development is limited to small scale rural enterprise and diversification schemes outside the development boundary. Lydbury North has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYN008X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
LYD001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYD002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYA002											Rejected	The site is located adjacent to an existing Community Cluster, specifically Lyneal is located within the Welshampton and Lyneal Community Cluster. Within Lyneal open market residential development is limited to allocated sites and infilling, groups of up to 5 houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Lyneal has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Lyneal is located within the Welshampton and Lyneal Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Lyneal has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYA004											Rejected	The site is located adjacent to an existing Community Cluster, specifically Lyneal is located within the Welshampton and Lyneal Community Cluster. Within Lyneal open market residential development is limited to allocated sites and infilling, groups of up to 5 houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Lyneal has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Lyneal is located within the Welshampton and Lyneal Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Lyneal has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
LYA005											Rejected	The site is located adjacent to an existing Community Cluster, specifically Lyneal is located within the Welshampton and Lyneal Community Cluster. Within Lyneal open market residential development is limited to allocated sites and infilling, groups of up to 5 houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Lyneal has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Lyneal is located within the Welshampton and Lyneal Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Lyneal has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
XLYA003											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
LBH001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
LBH002	Botfield	Lyth Bank	5.05	151	2.02						
MMG001	Land to east of Station Road	Maesbrook	2.13	64	0.85						
MMG002	Land at Maesbrook	Maesbrook	1.04	31	0.42						
MMG003X	Land rear of Black Horse Public House	Maesbrook	0.10	3	0.04						
MMG004X	Land at Grange Side Farm	Maesbrook	0.07	2	0.03						
MMG005	Additional Land at Greenfields Farm	Maesbrook	0.80	24	0.32						
MMG006	Land at The Grange	Maesbrook	0.63	19	0.25						
MMG007	Land adj. Grange Side Farm	Maesbrook	0.31	9	0.12						

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MMG008	Land at Ivy Cottage	Maesbrook	0.36	11	0.14						
MBY001	Land south west of Ball Inn	Maesbury	0.38	11	0.15						
MBY002	Land off Ball Lane	Maesbury	3.41	102	1.36						
MBY003	Salters Field	Maesbury	1.61	48	0.64						
MBY004	Land adjoining Greenfields	Maesbury	1.33	40	0.53						
MBY005	Land south of Kent House	Maesbury	0.77	23	0.31						
MBY006	Land adj. The Elms	Maesbury	2.61	78	1.04						
MBY008	Land adj. to Fairhaven	Maesbury	0.41	12	0.16						
MBY009	Land to rear of St Johns Church	Maesbury	3.44	103	1.38						
MBY010	Land adj. Bethesda Methodist Church	Maesbury	0.43	13	0.17						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
MBM001	Land South of the Canal	Maesbury Marsh	5.72	172	2.29						
MBM002	Land adjoining Marshfields	Maesbury Marsh	0.79	24	0.32						
MBM003	Land south of Sycamore Fields	Maesbury Marsh	1.81	54	0.72						
MBM004	Land adjoining Coed-y-Rae	Maesbury Marsh	1.15	34	0.46						
MBM005	Land east of Lower Hendre	Maesbury Marsh	14.12	424	5.65						
MBM006X	St Winfreds Cottage	Maesbury Marsh	0.12	3	0.05						
MBM007	Land adjoining Silverdale	Maesbury Marsh	0.32	10	0.13						
MBM008	Land to North of Maesbury Marsh	Maesbury Marsh	1.66	50	0.67						
MBM009X	Land to rear of The Poplars	Maesbury Marsh	0.18	6	0.07						
MBM011	Land off Waen Lane	Maesbury Marsh	0.72	22	0.29						
MBM012	Land at The Waen	Maesbury Marsh	0.27	8	0.11						
MBM013	Land south east of White House	Maesbury Marsh	14.57	437	5.83						

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MBM015	Stone House	Maesbury Marsh	1.20	36	0.48						
MHT001	Land at Malehurst	Malehurst	9.35	281	3.74						
MCY001	Fox Chirbury Farm	Marchamley	0.41	12	0.16						
MCY002	Land opposite The Eastlands	Marchamley	0.63	19	0.25						
MTN001	Land north of Avondale	Marston	8.81	264	3.52						
MTN002	Land north of The Steps Farm	Marston	3.52	106	1.41						
MTN003	Site A	Marston	0.34	10	0.14						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
MTN004	Site B	Marton	0.29	9	0.12	The site consists of part of an agricultural field located to the north of Marton, adjacent to the village hall. Site boundaries are defined by property curtilages to south and west, a field boundary to the east, and is undefined to the north - running through an agricultural field.	Residential, communal and agricultural.	Currently Suitable - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster, specifically Marton is located within the Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington Community Cluster. Within Marton open market residential development is limited to infilling and conversions on suitable sites. The housing guideline for the Community cluster is around 20 dwellings. This site may be suitable for infill development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is in proximity of a local wildlife site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within proximity of a Ramsar Site, therefore development is subject to an appropriate assessment under the Habitats Regulations. The site is also in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Furthermore, Marton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MDB001aX	Bridge Cottage	Middleton	0.06	2	0.02						
MDB001X	Land at Bridge Cottage	Middleton	0.13	4	0.05						
MDB002	Land east of Ledwyche Close	Middleton	0.57	17	0.23						
MDB003	land at Middleton Bridge	Middleton	1.22	37	0.49						
MDB004	The Paddocks	Middleton	0.55	16	0.22						
MGE001	Land at Lazy Days Nursery	Mill Green	3.60	108	1.44						
MGE002	Bowling Green	Mill Green	0.39	12	0.15						
MIL001	Land at Nash Farm	Milson	3.20	96	1.28						
MTL001	Mitnell Lane	Mitnell	2.72	82	1.09						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
MTN004	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. The site is located adjacent to an existing Community Cluster, specifically Marton is located within the Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington Community Cluster. Within Marton open market residential development is limited to infilling and conversions on suitable sites. The housing guideline for the Community cluster is around 20 dwellings. This site may be suitable for infill development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. Furthermore, Marton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MDB001aX											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
MDB001X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
MDB002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
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MDB004											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MGE001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
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MIL001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MTL001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
MKN001	north of St Peters	Monkhopton	0.69	21	0.28						
MF001	Land off Holyhead Road	Montford Bridge	15.86	476	6.34						
MF003	Land off Hollyhead Road	Montford Bridge	1.47	44	0.59						
MF004	Phase 2	Montford Bridge	3.25	98	1.30						
MF005	Land at Forton Forton Farm West	Montford Bridge	2.80	84	1.12						
MF006	Phase 1	Montford Bridge	3.49	105	1.40						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
MKN001											Rejected	The site is located adjacent to an existing Community Cluster, specifically Monkthopton is located within the Acton Round, Aston Eyre, Monkthopton, Morville and Upton Cressett Community Cluster. Within Monkthopton open market residential development is limited to infilling, conversions and small groups of houses on suitable sites within or immediately adjoining the village. Whilst this site is considered to adjoin the built form of the village, it is understood that in response to two previous Planning Applications on this site, Historic England raised concerns regarding impact on the Church of St. Peter adjacent to the site. Specifically they stated that there is a need for "a thorough assessment of setting and the impact on the significance of surrounding heritage assets", they also advised that "the current settlement is characterised by dispersed development over a wide geographical area...we remain concerned that a concentration of dwellings adjacent to the church will encroach on its existing open, rural setting". As such open market residential development on the site is contrary to policy. Furthermore, Maesbrook has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MF001											Rejected	The site is located adjacent to an existing Community Cluster, specifically Montford Bridge is located within the Montford Bridge West Community Cluster. Within Montford Bridge open market residential development is limited to infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the village, with a maximum of 1-2 dwellings per site. Due to site size, open market residential development on this site would not comply with any of these criteria. Furthermore, Montford Bridge has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MF003											Rejected	The site is located adjacent to an existing Community Cluster, specifically Montford Bridge is located within the Montford Bridge West Community Cluster. Within Montford Bridge open market residential development is limited to infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the village, with a maximum of 1-2 dwellings per site. Due to site size, open market residential development on this site would not comply with any of these criteria. Furthermore, Montford Bridge has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MF004											Rejected	The site is located adjacent to an existing Community Cluster, specifically Montford Bridge is located within the Montford Bridge West Community Cluster. Within Montford Bridge open market residential development is limited to infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the village, with a maximum of 1-2 dwellings per site. Due to site size, open market residential development on this site would not comply with any of these criteria. Furthermore, Montford Bridge has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MF005											Rejected	The site is located adjacent to an existing Community Cluster, specifically Montford Bridge is located within the Montford Bridge West Community Cluster. Within Montford Bridge open market residential development is limited to infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the village, with a maximum of 1-2 dwellings per site. Due to site size, open market residential development on this site would not comply with any of these criteria. Furthermore, Montford Bridge has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MF006											Rejected	The site is located adjacent to an existing Community Cluster, specifically Montford Bridge is located within the Montford Bridge West Community Cluster. Within Montford Bridge open market residential development is limited to infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the village, with a maximum of 1-2 dwellings per site. Due to site size, open market residential development on this site would not comply with any of these criteria. Furthermore, Montford Bridge has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
MES001	Land at Moreton Say	Moreton Say	2.04	61	0.82						
MES005	Glebe and Vicarage Garden	Moreton Say	0.55	16	0.22						
MES006	Site 2	Moreton Say	1.97	59	0.79						
MES007	Site 1	Moreton Say	2.31	69	0.93						
MES008	Site 3	Moreton Say	0.56	17	0.22						
MVE001	site 1	Morville	1.09	33	0.43						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
MVE002	site 2	Morville	0.45	14	0.18	A linear site consisting of part of a large agricultural field located to the north of Morville. Site boundaries are defined by a track/road to south and west, but are undefined running through an agricultural field to north and east.	Agricultural and residential.	Currently Suitable - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster, specifically Morville is located within the Acton Round, Aston Eyre, Monkhoppton, Morville and Upton Cressett Community Cluster. Within Morville open market residential development is limited to infilling, conversions and small groups of dwellings on suitable sites within or immediately adjoining the village. The housing guideline for the Community cluster is around 15 dwellings, current commitments and completions total around 28 dwellings (as at 31st March 2017). As such a small group of open market dwellings on the site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the site is located in proximity of a conservation area and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is also subject to highway approval. However, Morville has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MUN001	Land opposite The Chains	Munslow	0.31	9	0.12						
MYD002	Land east of St Peter's Church, Myddle	Myddle	2.00	60	0.80						
MYD003	Land west of Lower Road, Myddle	Myddle	0.65	20	0.26						
MYD004	Pear Tree Field, Myddlewood, west of Myddle	Myddle	0.51	15	0.20						
NMR001	Land west of Primrose Cottage	Nantmawr	0.44	13	0.17						
NMR002	Land at Sunnyside	Nantmawr	0.23	7	0.09						
NMR003X	Land west of April Spring Cottage	Nantmawr	0.19	6	0.08						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
MVE002	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. The site is located adjacent to an existing Community Cluster, specifically Morville is located within the Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett Community Cluster Community Cluster. Within Morville open market residential development is limited to infilling, conversions and small groups of dwellings on suitable sites within or immediately adjoining the village. The housing guideline for the Community cluster is around 15 dwellings, current commitments and completions total around 28 dwellings (as at 31st March 2017). As such a small group of open market dwellings on the site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. Furthermore, Marton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MUN001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MYD002											Rejected	The site is located adjacent to an existing Community Cluster, specifically Myddle is located within the Myddle and Harmer Hill Community Cluster. Within Myddle open market residential development is limited to individual or small groups of housing as infill on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Myddle has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Myddle is located within the Myddle and Harmer Hill Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Myddle has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MYD003											Rejected	The site is located adjacent to an existing Community Cluster, specifically Myddle is located within the Myddle and Harmer Hill Community Cluster. Within Myddle open market residential development is limited to individual or small groups of housing as infill on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Myddle has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Myddle is located within the Myddle and Harmer Hill Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Myddle has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
MYD004											Rejected	The site is located adjacent to an existing Community Cluster, specifically Myddle is located within the Myddle and Harmer Hill Community Cluster. Within Myddle open market residential development is limited to individual or small groups of housing as infill on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Myddle has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Myddle is located within the Myddle and Harmer Hill Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Myddle has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
NMR001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
NMR002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
NMR003X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
NAS001X	East Meadows, Nash	Nash	0.06	2	0.02						
NAS002	Land at Nash	Nash	1.60	48	0.64						
NSA001	Land adj Old Station Business Park, Neen Savage	Neen Savage	0.51	15	0.20						
NSO001	Land north of All Saints Church	Neen Sollars	0.35	11	0.14						
NWC001	upper Netchwood site	Netchwood Common	6.37	191	2.55						
NTY001	Netley Old Hall Farm	Netley	1.50	45	0.60						
NBY001	Appletree Cottage opposite	Norbury	0.30	9	0.12						
NBY002	adjacent Appletree Cottage	Norbury	0.29	9	0.12						
NDY001	site A opp Dairy Farm	Nordley	0.27	8	0.11						
NDY002	site B next to Dairy Farm	Nordley	0.45	14	0.18						
NWD001	adj. The Sycamore	Northwood	1.71	51	0.68						

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NIH001X	Land east of Oakhurst	Norton in Hales	0.13	4	0.05						
NIH002	Land at Bellaport Road	Norton in Hales	1.25	38	0.50						
NIH006	north of Napley Road	Norton in Hales	1.64	49	0.66						
NOX001	The Lynches, Nox.	Nox	0.46	14	0.19						
WHO001	Land at Broad View Old Woods	Old Woods	0.38	12	0.15						
ONY002	Land off Allcroft Close	Onibury	0.26	8	0.10	Sub-section of agricultural field (currently arable). Hedge boundary to south and west, no boundary to north or east	Residential to West, School and Church to South, agricultural to north and east. Outside Conservation Area	Rejected	The site is located adjacent to an existing Community Hub, however within Onibury open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The housing guideline for Onibury is around 25 dwellings. However the site appears to be landlocked, with no obvious point of access.	Rejected	The site is located adjacent to an existing Community Hub, however within Onibury, employment development is limited to small scale rural enterprise and diversification schemes, but the site appears to be landlocked, with no obvious point of access.
ONY003X	Land west of Bridge Farm	Onibury	0.13	4	0.05						
ONY005	Land at the Quarry	Onibury	0.35	11	0.14	Partly wooded former quarry bounded by hedges and within the AONB. Edge of village location	Residential property to north, south and east of the boundary road. Agricultural land to the West	Currently Suitable - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Hub, however within Onibury open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The housing guideline for Onibury is around 25 dwellings. As a former quarry, the sites topography may be challenging, contamination may be present and ground investigations are likely to be required. The site is also located within the AONB, therefore any major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of a conservation area and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval. Subject to these factors, a suitably sized scheme, appropriate consideration of the identified housing guideline for the settlement, and any other material considerations, including any other physical, heritage and environmental constraints present, the site may currently be suitable for development. However, Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such under this policy approach open market residential development on the site would be contrary to policy.	Not Suitable	The site is located within proximity of an existing Community Hub, however within Onibury, employment development is limited to small scale rural enterprise and diversification schemes. Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
NIH001X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
NIH002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
NIH006											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
NOX001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WH0001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ONY002	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site appears to be landlocked, with no obvious point of access.	Rejected	The sites availability, achievability and viability are unknown. However, the site appears to be landlocked, with no obvious point of access.
ONY003X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
ONY005	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Particularly the fact the site is located within the AONB, site topography/stability, appropriate development size/design/layout and consideration of the settlement guideline. However, Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such under this policy approach open market residential development on the site would be contrary to policy in the future.	Rejected	Availability, achievability and viability are unknown. Furthermore whilst the site is located within proximity of an existing Community Hub, however within Onibury, employment development is limited to small scale rural enterprise and diversification schemes. Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
ONY005aX	The Old Quarry, Onibury	Onibury	0.14	4	0.05						
ONY006	Land south east of Church Close	Onibury	0.30	9	0.12	Undifferentiated sub-section of agricultural field (currently arable). Hedge boundary to south, east and west, no boundary to north.	Residential, School and Church to South and West, agricultural to north and east. Part within Conservation Area	Currently Suitable - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Hub, however within Onibury open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The housing guideline for Onibury is around 25 dwellings. The site is also partly within and partly in proximity of a conservation area and in proximity of one or more listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The ability to provide an appropriate access is subject to highway approval. Subject to these factors, a suitably sized scheme, appropriate consideration of the identified housing guideline for the settlement, and any other material considerations, including any other physical, heritage and environmental constraints present, the site may currently be suitable for development. However, Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such under this policy approach open market residential development on the site would be contrary to policy.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Onibury, employment development is limited to small scale rural enterprise and diversification schemes. Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ONY007X	Land adj. The Holly Bush	Onibury	0.17	5	0.07						
ONY001	Land south of Bridge Farm	Onibury Bridge near Onibury	0.34	10	0.14	Agricultural grazing land bounded by hedges and roads on all three sides (A49 to east)	Rural agricultural area with a farm to the north and rural residential uses to the west	Rejected	The site is located within proximity of an existing Community Hub, however within Onibury open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. Open market residential development on this site would not comply with any of these criteria. Furthermore, Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located within proximity of an existing Community Hub, however within Onibury, employment development is limited to small scale rural enterprise and diversification schemes. Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ONY004	Land at Bridge Farm	Onibury Bridge near Onibury	0.73	22	0.29	Existing farmhouse and buildings for conversion and redevelopment sitting within the existing built envelope of Onibury	River Onny to north, A49 to East, Rural residential and agriculture to north-west, South and West	Rejected	The site is located within proximity of an existing Community Hub, however within Onibury open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The housing guideline for Onibury is around 25 dwellings. Conversion of the existing barns on the site to open market dwellings may be appropriate however development of the wider site is unlikely to comply with any of these criteria. Furthermore, Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located within proximity of an existing Community Hub, however within Onibury, employment development is limited to small scale rural enterprise and diversification schemes. Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
OVE001	Overton Grange Farm	Overton	0.23	7	0.09						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
ONY005aX											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
ONY006	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Particularly the fact the site is located within a conservation area, appropriate development size/design/layout and consideration of the settlement guideline. However, Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such under this policy approach open market residential development on the site would be contrary to policy in the future.	Rejected	Availability, achievability and viability are unknown. Furthermore whilst the site is located within proximity of an existing Community Hub, however within Onibury, employment development is limited to small scale rural enterprise and diversification schemes. Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ONY007X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
ONY001	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is located within proximity of an existing Community Hub, however within Onibury open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. Open market residential development on this site would not comply with any of these criteria. Furthermore, Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located within proximity of an existing Community Hub, however within Onibury, employment development is limited to small scale rural enterprise and diversification schemes. Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
ONY004	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable. However, the site is located within proximity of an existing Community Hub, however within Onibury open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The housing guideline for Onibury is around 25 dwellings. Conversion of the existing barns on the site to open market dwellings may be appropriate however development of the wider site is unlikely to comply with any of these criteria. Furthermore, Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The sites availability, achievability and viability are unknown. However, the site is located within proximity of an existing Community Hub, however within Onibury, employment development is limited to small scale rural enterprise and diversification schemes. Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
OVE001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
ELY003	Land at rear of Chapel House	Pentre	0.63	19	0.25						
PEK001	Pentre Industrial Estate	Pentre	0.86	26	0.34						
WFP003	Perthy Field	Perthy	1.33	40	0.53						
PIC001	Land at Picklescott	Picklescott	0.41	12	0.16						
PIT001	Land nr Pitchford Farm	Pitchford	0.49	15	0.20						
PIT002X	Land at Pitchford (SABC 523a)	Pitchford	0.13	4	0.05						
PIT003	Land at Pitchford	Pitchford	2.88	86	1.15						
PLE001	Land east of Plealey Road	Plealey	1.54	46	0.62						
PLE002	The Den (Field 1481 from SABC 196)	Plealey	0.41	12	0.16						
PTF001	Land at Home Farm	Pontesford	0.77	23	0.31						
PTF002	Engine House and land	Pontesford	0.58	17	0.23						
PTF003X	Land adjacent to Bella Vista	Pontesford	0.15	4	0.06						

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PTF004	Land around Home Farm	Pontesford	1.48	44	0.59						
PTF005	Land at Engine house	Pontesford	0.55	16	0.22						
PTF006	Land north of Slag Lane	Pontesford	4.93	148	1.97						
PTF007	Agricultural/ garage site south of Pontesford	Pontesford	0.86	26	0.34						
PTF008	Site A Home Farm pasture land adj A488	Pontesford	1.95	59	0.78						
PTF009	Land adjacent to Pontesford.	Pontesford	2.74	82	1.10						
PTF010	Land west of A488	Pontesford	0.32	10	0.13						
PWN001	Land to south west of The Old Chapel	Porth y waen	0.66	20	0.26						
PWN002	Land adj. Hawthorn Cottage	Porth y waen	0.25	8	0.10						

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PWN003	Land opposite The Laurels	Porth y waen	0.47	14	0.19						
PWN004	Land adj. to The Laurels	Porth y waen	0.48	14	0.19						
PWN005	Land rear of Cranborn	Porth y waen	0.31	9	0.13						
PWN006	Land opposite Corner Cottage	Porth y waen	0.43	13	0.17						
PWN007	Land at Blodwel Bank	Porth y waen	0.63	19	0.25						
PWN008	Land at Porthywaen	Porth y waen	0.84	25	0.34						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PWN009	Land east of Kiln Side	Porth y waen	0.33	10	0.13	The site consists of the northern part of two agricultural fields. The site is located within the Porth y waen development boundary. Site boundaries are defined by the road to the north, residential curtilages to east and west and runs through two agricultural fields to the south.	Agricultural and residential.	Currently Suitable - Subject to Further Detailed Assessment	<p>The site is located adjacent to an existing Community Cluster, specifically Porth y waen is located within the Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn Community Cluster. Within Porth y waen open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. The guideline across the Community Cluster is 15 additional dwellings during the plan period, current commitments and completions total around 6 dwellings (as at 31st March 2017).</p> <p>As such open market residential development on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is located within proximity of one or more listed buildings therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also located within proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is located within proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.</p> <p>However, Porth y waen has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those</p>	Not Suitable	<p>The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub.</p> <p>The site is in proximity of an existing Community Cluster (status to be reviewed as part of the Local Plan Review), however it is not considered that the site is consistent with current policy.</p> <p>Furthermore, the threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within Community Clusters proposed as part of the Local Plan Review.</p> <p>As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.</p>
PWN010	Land to west of Sycamore Cottage	Porth y waen	0.41	12	0.17						
PWN011	Land east of Sycamore Cottage	Porth y waen	0.37	11	0.15						
PWN012	Land east of White House	Porth y waen	0.35	10	0.14						
PWN013	Site adj. to Hilldene	Porth y waen	0.25	8	0.10						
PWN014	Land West of A495	Porth y waen	0.37	11	0.15						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
PWN009	Currently Available	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. The site is located adjacent to an existing Community Cluster, specifically Porth y waen is located within the Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn Community Cluster. Within Porth y waen open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. The guideline across the Community Cluster is 15 additional dwellings during the plan period, current commitments and completions total around 6 dwellings (as at 31st March 2017). As such open market residential development on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Porth y waen has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The sites availability, achievability and viability is unknown. The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PWN010											Rejected	The site is located adjacent to an existing Community Cluster, specifically Porth y waen is located within the Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn Community Cluster. Within Porth y waen open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Porth y waen has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Porth y waen is located within the Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Porth y waen has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PWN011											Rejected	The site is located adjacent to an existing Community Cluster, specifically Porth y waen is located within the Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn Community Cluster. Within Porth y waen open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Porth y waen has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Porth y waen is located within the Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Porth y waen has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PWN012											Rejected	The site is located adjacent to an existing Community Cluster, specifically Porth y waen is located within the Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn Community Cluster. Within Porth y waen open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Porth y waen has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Porth y waen is located within the Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Porth y waen has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PWN013											Rejected	The site is located adjacent to an existing Community Cluster, specifically Porth y waen is located within the Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn Community Cluster. Within Porth y waen open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Porth y waen has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Porth y waen is located within the Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Porth y waen has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PWN014											Rejected	The site is located adjacent to an existing Community Cluster, specifically Porth y waen is located within the Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn Community Cluster. Within Porth y waen open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Porth y waen has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Porth y waen is located within the Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Porth y waen has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PGN001	Land South of Cruckmoor Lane,	Prees Green	3.24	97	1.30						
PRH001	Land west of Golf House Lane	Prees Heath	0.65	19	0.26	Greenfield site on S edge of Prees Heath part of cluster (no development boundary). Site currently in agricultural use as paddock/rough grazing. Site has other agricultural land in similar use to W, E, and S. Also to S and N are residential properties. Site boundaries are only partly defined by hedgerow to E, partly to W and S. No obvious boundary to N and part W. Site is reached via Golf House Lane (rough single lane track) vehicle access to site is currently via Heath Lea private property to S. No provision for pedestrians and cyclists.	Edge of settlement paddock type appearance.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. The site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway capacity and access. The site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of Prees Heath Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, Prees Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. Therefore due to uncertainty about availability and the status of Prees Heath within the Local Plan Review, the site is rejected.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PRH002	Land north of Golf House Lane	Prees Heath	0.36	11	0.14	Greenfield site on S edge of Prees Heath part of cluster (no development boundary). Site currently in agricultural use as paddock/rough grazing. Site has other agricultural land in similar use to W, N, and S. Also to S and W are residential properties. Site boundaries are defined by hedgerow to S, fencing to N; and fencing/overgrown hedgerow to W and E. Site is reached via Golf House Lane (rough single lane track) and vehicle access is available. No provision for pedestrians and cyclists.	Edge of settlement paddock type appearance.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. The site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway capacity and access. The site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of Prees Heath Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, Prees Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. Therefore due to uncertainty about availability and the status of Prees Heath within the Local Plan Review, the site is rejected.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PRH004	Land at Invictus	Prees Heath	0.59	18	0.24	Invictus is a large detached dwelling with a generous garden area and is located off the A41 at Prees Heath. The property sits on the west side of the dual carriageway and directly south of Prees Car Auctions. The site is bordered by the car sales operation on both N and W sides, with agriculture to S and A41 dual carriageway to E. Site boundaries are clearly defined by combination of trees, hedgerows and fencing. Site contains a number of established trees and series of ponds both likely to have ecological implications. Site has road frontage and current formal vehicle access direct to dual carriage way. No provision for pedestrians or cyclists. Site received outline permission for 2 large detached dwellings and associated garages in 2013 however this has since lapsed	Agricultural with some ribbon development along dual carriage way	Currently Suitable - Subject to Further Detailed Assessment	The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. However, the south-west corner of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway capacity and access. The site is also within proximity of a SAC and Ramsar site, therefore development is subject to an appropriate assessment under the Habitats Regulations. However, Prees Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. Therefore due to uncertainty about availability and the status of Prees Heath within the Local Plan Review, the site is rejected.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
PGN001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PRH001	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable. Its availability is unknown. The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. The site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Prees Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. Therefore due to uncertainty about availability and the status of Prees Heath within the Local Plan Review, the site is rejected.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PRH002	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable. Its availability is unknown. The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. The site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Prees Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. Therefore due to uncertainty about availability and the status of Prees Heath within the Local Plan Review, the site is rejected.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PRH004	Currently Available	The site has been the subject of a lapsed Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been the subject of either a lapsed Planning Application for a relevant use, but it is not clear from this application that the site is available for development and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered achievable and viable. Its availability is unknown. The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. The site may be considered suitable for open market residential development, excluding the element of the site located within flood zones 2 and/or 3, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. The element of the site located within flood zones 2 and/or 3 would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, Prees Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PRH005	off Golf House Lane	Prees Heath	2.11	63	0.85	Greenfield site on S edge of Prees Heath part of cluster (no development boundary). Site currently in agricultural use for grazing/fodder crops. Site has other agricultural land in similar use to W, N, and S. Also to N and W are residential properties. Site boundaries are defined by hedgerow to E and W, fencing to S; and fencing/walling to N. Site is currently reached via Golf House Lane (rough single lane track) and vehicle access is available. No provision for pedestrians and cyclists. Site has road frontage to A49 as well.	Edge of settlement agricultural appearance.	Not Suitable	The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. due to the size of the site, it is not considered that it complies with any of the above criteria. However, Prees Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. Therefore due to uncertainty about availability and the status of Prees Heath within the Local Plan Review, the site is rejected.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PRH006	Heath Road	Prees Heath	0.56	17	0.22	The site consists of an area of scrubland adjacent to the site allocation in Prees Heath. Site boundaries are defined by the road, property curtilages and the extent of the site allocation to the west and north, and field boundaries/woodland belts to south and east.	Residential and agricultural.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. However, the south-west corner of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway capacity and access. The site is also within proximity of a SAC and Ramsar site, therefore development is subject to an appropriate assessment under the Habitats Regulations. The site is also in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site also contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, Prees Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. Therefore due to uncertainty about availability and the status of Prees Heath within the Local Plan Review, the site is rejected.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PHH002	Green Lane Farm	Prees Higher Heath	1.74	52	0.69						
PHH003	Heathwood Nurseries, The Meadows	Prees Higher Heath	3.89	117	1.56						
PHH004	Land at Prees Higher Heath	Prees Higher Heath	6.75	202	2.70						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
PRH005	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable. Its availability is unknown. The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. Due to the large size of the site it is not considered to comply with any of the above criteria. However, Prees Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PRH006	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered achievable and viable. Its availability is unknown. The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. The site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Prees Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PHH002											Rejected	The site is located adjacent to an existing Community Cluster, specifically Prees Higher Heath is located within the Prees and Prees Higher Heath Community Cluster. Within Prees Higher Heath open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Prees Higher Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Prees Higher Heath is located within the Prees and Prees Higher Heath Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Prees Higher Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PHH003											Rejected	The site is located adjacent to an existing Community Cluster, specifically Prees Higher Heath is located within the Prees and Prees Higher Heath Community Cluster. Within Prees Higher Heath open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Prees Higher Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Prees Higher Heath is located within the Prees and Prees Higher Heath Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Prees Higher Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
PHH004											Rejected	The site is located adjacent to an existing Community Cluster, specifically Prees Higher Heath is located within the Prees and Prees Higher Heath Community Cluster. Within Prees Higher Heath open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Prees Higher Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Prees Higher Heath is located within the Prees and Prees Higher Heath Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Prees Higher Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PHH006	Land at Prees Higher Heath	Prees Higher Heath	2.35	71	0.94						
PHH007	Land at Sunningdale	Prees Higher Heath	0.99	30	0.40						
PHH009	Land off Heathwood Road	Prees Higher Heath	0.62	19	0.25						
PHH011	The Croft Towers Drive	Prees Higher Heath	0.81	24	0.32						
PHH013	Cloverley Estates adj. A1	Prees Higher Heath	4.45	134	1.78						
PHH014	Grocott Mill House	Prees Higher Heath	0.39	12	0.16						
PHH015	between Heathwood Road and Mill Lane	Prees Higher Heath	8.28	248	3.31						

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PHH016	Prees Salt Store	Prees Higher Heath	0.34	10	0.14						
PLH001	Land Opposite Lower Heath CE Primary School	Prees Lower Heath	1.11	33	0.45						
GFM001	Land at The Annexe, Preston Montford Lane	Preston Montford	0.81	24	0.32						
GFM002	Fairfield	Preston Montford	0.21	6	0.08						
PSN001	Land at Preston Farm	Preston on Severn	2.33	70	0.93						
PSN002	Land at Preston Farm	Preston on Severn	0.57	17	0.23						
PSN003	Land at Preston on Severn	Preston on Severn	1.49	45	0.59						
PSN004	Land at Preston on Severn	Preston on Severn	0.29	9	0.12						
CAH001	Land adjoining Garnon House	Pulverbatch	2.55	77	1.02						
CAH002	Land to north east of Pulverbatch	Pulverbatch	2.72	82	1.09						
CAH003X	opposite house The Olde Orchard	Pulverbatch	0.12	4	0.05						

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CAH004	Land at Pulverbatch	Pulverbatch	2.33	70	0.93						
QUH001	Land at Queens Head	Queens Head	9.88	297	3.95						
QUH002	Land south of Main Street	Queens Head	0.74	22	0.29						
QUH003	Land east of Queens Head	Queens Head	5.42	163	2.17						
QUH004	Lodge House	Queens Head	0.41	12	0.16						
QUA001X	land Adj, Quotford Wood House	Quotford	0.10	3	0.04						
RDL001	Land to west of The Oaks Hotel	Redhill	2.38	71	0.95						
RED002	Land west of Rednal Site A	Rednall	1.85	55	0.74						
RED004	Land adj. Pool Wood	Rednall	3.73	112	1.49						
RED005	The Lees Buildings	Rednall	0.37	11	0.15						
RED006	Industrial Estate	Rednall	26.64	799	10.66						

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RED007	Industrial estate siteB	Rednall	4.69	141	1.87						
RHS011	Moreton Hall School	Rhosweil	0.24	7	0.10						
RHS002	Land East of Birchwood House	Rhosweil	0.25	7	0.10						
RHS003	Land rear of Glen Deg	Rhosweil	0.81	24	0.32						
RHS004	Land rear of former DM & Oakley Premises	Rhosweil	0.58	17	0.23						
RHS005	Land at Moreton Hall School	Rhosweil	2.57	77	1.03						
RHS006X	Land west of Berllan Close	Rhosweil	0.12	4	0.05						
RHS007X	Land at Anvic House	Rhosweil	0.06	2	0.03						

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RHS009	Gledrid Roundabout	Rhoswiell	2.67	80	1.07						
RHS010	Land Station Road	Rhoswiell	6.26	188	2.50						
RHS012	Land at Preesgweene Railway Crossing, Rhoswiell	Rhoswiell	0.25	8	0.10						
RHS013	Land south of Mount View, Rhoswiell	Rhoswiell	0.32	10	0.13						
RHS014x	Land at The Firs Rhoswiell	Rhoswiell	0.03	1	0.01						
RCB001	adj Mole Cottage	Richards Castle	0.50	15	0.20						
ROR001	Estate Yard	Rorrington	0.38	11	0.15						
ROS001	Grove Feeds	Rosehill	0.97	29	0.39						
CTF001	Land at Coton Farm, Brompton	Rural	3.23	97	1.29						

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POH002	Land adj. Woodhouse Farm	Rural	14.89	447	5.96						
RUS001	land at Rushton	Rushton	1.95	59	0.78						
RUS002	land at Rushton	Rushton	0.21	6	0.08						
RUS003	land at Rushton	Rushton	0.72	22	0.29						
RYC002	Land at Everall's Orchard, Great Ryton, Dorrington	Ryton	0.27	8	0.11						
RYC004	South of Mulberry House	Ryton	0.88	26	0.35						
RYR001	west of The Lindens	Ryton	0.26	8	0.10						
RYR002	West of Ryton Church	Ryton	1.06	32	0.42						
RYR003	North of Ryton Village	Ryton	2.22	66	0.89						
SEL001	Land east of Lynsdale	Selattyn	0.60	18	0.24						
SEL002X	Land adj. to Brook Cottage	Selattyn	0.04	1	0.02						

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SEL003	Land south east of school	Selattyn	2.37	71	0.95						
SEL004	Land south of Selattyn	Selattyn	0.54	16	0.21						
SEL005	Gryn Road	Selattyn	0.37	11	0.15						
SEL005X	Land south west of Garden Cottage	Selattyn	0.15	5	0.06						
SEL006	Selattyn Glebe	Selattyn	1.57	47	0.63						
WCY001	Land at Shakeford Cottage	Shakeford	0.97	29	0.39						
SHE001	Land at Sheinton, Cressage.	Sheinton	1.04	31	0.42						
SFH001	The Old Smithy and land to rear	Sheriffhales	0.42	12	0.17						
SFH002	North of Sheriffhales	Sheriffhales	1.35	41	0.54						

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SFH003	Land adj B4379 (field sticking into village)	Sheriffhales	4.16	125	1.67						
SFH004	Land off Larkrise Fields	Sheriffhales	1.11	33	0.44						
SFH005	Kettlemore Lane	Sheriffhales	3.05	92	1.22						
SFH006	Teds Farm Shop Hunger Hill Farm	Sheriffhales	0.52	16	0.21						
SAW001	Land at Ferry Fields, Shrawardine	Shrawardine	0.66	20	0.26						
SNA001	Land opposite Meadowcroft	Snailbeach	1.97	59	0.79						
SNA002	Land at Lower Works	Snailbeach	4.54	136	1.82						
SNA003	Land at Snailbeach Farm	Snailbeach	1.34	40	0.53						
SNA004	Land adj. Halvan House	Snailbeach	0.75	22	0.30						

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SNA005	Land adj. the farm	Snailbeach	0.40	12	0.16						
SNA006	land at Snailbeach	Snailbeach	0.63	19	0.25						
SOB001	Land adj. Langley, Sodyllt Bank	Sodyllt Bank	0.34	10	0.14						
SMM001X	Land off St Martin's Road	St Martins Moor	0.11	3	0.05						
SMM002	Land adj. to Moors House	St Martins Moor	0.57	17	0.23						
SMM003	Land at Rhos y Llan Farm	St Martins Moor	0.70	21	0.28						
SMM004	Land north of Canal Side Cottage	St Martins Moor	0.82	25	0.33						
STG001	Land adjacent to Windmill Cottages	Stanley Green	3.31	99	1.32						
SHH001	Land to south of Rock Cottage	Stanton on Hine Heath	0.21	6	0.08						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
SHH002	Land at Stanton on Hine Heath	Stanton on Hine Heath	46.14	1384	18.46	A very large site consisting of a series of agricultural fields, located to the north of Stanton on Hine Heath. Site boundaries are defined by agricultural field boundaries.	Primarily agricultural to north, east and west. A mix of residential and agricultural to the south.	Not Suitable	A greenfield site located adjacent to the built form of the settlement of Stanton on Hine Heath. Stanton on Hine Heath is currently classified as countryside. As such open market residential development on the site is contrary to policy. Due to the sites size, it could be considered as a potential strategic site, however as it is greenfield; could not be deemed an appropriate location to meet wider/cross-boundary needs; and Stanton on Hine Heath is not on a strategic corridor it is not considered that the site has potential as a strategic site.	Not Suitable	A greenfield site located adjacent to the built form of the settlement of Stanton on Hine Heath. Stanton on Hine Heath is currently classified as countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites size, it could be considered as a potential strategic site, however as it is greenfield; could not be deemed an appropriate location to meet wider need; and Stanton on Hine Heath is not on a strategic corridor it is not considered that the site has potential as a strategic site.
SHH003	Land to east of The Sienna	Stanton on Hine Heath	0.67	20	0.27						
STF001	Stackyard	Stanwardine in the Fields	0.27	8	0.11						
STA001		Stapleton	2.97	89	1.19						
STA002	Land to east of A49, Stapleton	Stapleton	3.53	106	1.41						
STA003	Court Farm	Stapleton	0.65	20	0.26	The site consists of a farm complex within the development boundary of Stapleton. Site boundaries are defined the the extent of the farm complex.	Agricultural and residential.	Currently Suitable - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Condover Community Cluster. Within Stapleton open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. The guideline across the Community Cluster is 5 additional dwellings during the plan period, current commitments and completions total around 10 dwellings (as at 31st March 2017). As such open market residential development consisting of a group of dwellings on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is located within proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of a scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Furthermore, Stapleton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Not Suitable	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. The site is in proximity of an existing Community Cluster (status to be reviewed as part of the Local Plan Review), however it is not considered that the site is consistent with current policy. Furthermore, the threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
SHH002	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is located in the open countryside where open market residential development is contrary to policy. Furthermore whilst it is a very large site, it is not considered an appropriate location for a strategic site as it is a greenfield site; could not be deemed an appropriate location to meet wider/cross boundary needs; and Stanton on Hine Heath is not on a strategic corridor.	Rejected	Availability, achievability and viability are unknown. However as the site is located in the open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore whilst it is a very large site, it is not considered an appropriate location for a strategic site as it is a greenfield site; could not be deemed an appropriate location to meet wider/cross boundary needs; and Stanton on Hine Heath is not on a strategic corridor.
SHH003											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
STF001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
STA001											Rejected	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Condover Community Cluster. Within Stapleton open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Stapleton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Condover Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Stapleton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
STA002											Rejected	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Condover Community Cluster. Within Stapleton open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Stapleton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Condover Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Stapleton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
STA003	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Condover Community Cluster. Within Stapleton open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. The guideline across the Community Cluster is 5 additional dwellings during the plan period, current commitments and completions total around 10 dwellings (as at 31st March 2017). As such open market residential development consisting of a group of dwellings on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. Furthermore, Stapleton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
STA004	Land south of Chatbrook Cottage	Stapleton	18.28	548	7.31						
STA005	Land adjacent to Manor Court Site A	Stapleton	0.35	10	0.14						
STA006	Ye Olde Farm	Stapleton	0.33	10	0.13	The site consists of an irregularly shaped piece of land, which forms part of the curtilage of Ye Olde Farm. The site is located within the village development boundary. Site boundaries are defined by the road to the north, an agricultural field boundary containing mature trees to west and south, and in part the extent of buildings and in part undefined to the east.	Agricultural and residential.	Currently Suitable - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Conover Community Cluster. Within Stapleton open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. The guideline across the Community Cluster is 5 additional dwellings during the plan period, current commitments and completions total around 10 dwellings (as at 31st March 2017). Furthermore a small portion of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may be suitable for open market residential development consisting of a group of dwellings on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is located within proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of a scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Furthermore, Stapleton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review.	Not Suitable	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. The site is in proximity of an existing Community Cluster (status to be reviewed as part of the Local Plan Review), however it is not considered that the site is consistent with current policy. Furthermore, the threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
STS001	Land south of Mytton Dingle	Stiperstones	1.37	41	0.55						
STS002	Land at the Boat Level	Stiperstones	1.20	36	0.48						
SMB002	adj. Lap Wing Cottage	Stoke Bank	0.48	14	0.19						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
STA004											Rejected	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Condover Community Cluster. Within Stapleton open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Stapleton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Condover Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Stapleton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
STA005											Rejected	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Condover Community Cluster. Within Stapleton open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. Open market residential development on this site would not comply with any of these criteria. Furthermore, Stapleton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Condover Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Stapleton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
STA006	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Condover Community Cluster. Within Stapleton open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. The guideline across the Community Cluster is 5 additional dwellings during the plan period, current commitments and completions total around 10 dwellings (as at 31st March 2017). As such open market residential development consisting of a group of dwellings on the element of the site located outside flood zones 2 and/or 3 may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. Furthermore, Stapleton has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
STS001											Rejected	The site is located within an existing Community Cluster, specifically Stiperstones within the Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog Community Cluster. Within Stiperstones appropriate development is limited to infilling and conversions on suitable sites, with no more than 2 dwellings per site. The site is not considered to comply with the above criteria. Furthermore, Stiperstones has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
STS002											Rejected	The site is located within an existing Community Cluster, specifically Stiperstones within the Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog Community Cluster. Within Stiperstones appropriate development is limited to infilling and conversions on suitable sites, with no more than 2 dwellings per site. The site is not considered to comply with the above criteria. Furthermore, Stiperstones has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
SMB002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
SKH001	Land at Rosehill Road Stoke Heath	Stoke Heath	0.85	26	0.34	The site consists of the core area of a disused military camp. There are a number of buildings on the site. Site boundaries are well defined by the existing built form and road.	Residential, the remainder of the camp and agricultural land.	Currently Suitable - Subject to Further Detailed Assessment	This brownfield site is located within proximity of an existing Community Hub, within Stoke Heath open market development will be delivered upon the allocated site together with limited infilling, groups of houses and conversions on suitable sites within Stoke Heath. This particular site has also been identified within the emerging Neighbourhood Plan as an appropriate location for residential development. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Particularly contamination.	Not Suitable	The site is located adjacent to an existing Community Hub, however within Stoke Heath, employment development is limited to small scale rural enterprise and diversification schemes. Stoke Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
SKH002	Land at the 'Old Camp'	Stoke Heath	1.86	56	0.74	The site consists of a series of small agricultural fields located away from the core of the built form of Stoke Heath. Site boundaries are defined by the road, field boundaries and property curtilages.	Residential and agricultural.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within proximity of an existing Community Hub, within Stoke Heath open market development will be delivered upon the allocated site together with limited infilling, groups of houses and conversions on suitable sites within Stoke Heath. This particular site has also been identified within the emerging Neighbourhood Plan as an appropriate location for residential development. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment.	Not Suitable	Availability, achievability and viability are unknown. Furthermore whilst the site is located within proximity of an existing Community Hub, however within Stoke Heath, employment development is limited to small scale rural enterprise and diversification schemes. Stoke Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
SMB001	Land south of Honeysuckle Cottage	Stoke St Milborough	0.40	12	0.16						
SMB002X	Storage Yard	Stoke St Milborough	0.04	1	0.02						
SMB003X	Former Garage site	Stoke St Milborough	0.07	2	0.03						
SUT001	Stoke Court Warrant Rd	Stoke Upon Tern	1.05	32	0.42						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
SKH001	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	This brownfield site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Specifically the site is located within proximity of an existing Community Hub, within Stoke Heath open market development will be delivered upon the allocated site together with limited infilling, groups of houses and conversions on suitable sites within Stoke Heath. This particular site has also been identified within the emerging Neighbourhood Plan as an appropriate location for residential development. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Particularly contamination.	Rejected	Availability, achievability and viability are unknown. Furthermore whilst the site is located within proximity of an existing Community Hub, however within Stoke Heath, employment development is limited to small scale rural enterprise and diversification schemes. Stoke Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
SKH002	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Specifically the site is located within proximity of an existing Community Hub, within Stoke Heath open market development will be delivered upon the allocated site together with limited infilling, groups of houses and conversions on suitable sites within Stoke Heath. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment.	Rejected	Availability, achievability and viability are unknown. Furthermore whilst the site is located within proximity of an existing Community Hub, however within Stoke Heath, employment development is limited to small scale rural enterprise and diversification schemes. Stoke Heath has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
SMB001											Rejected	The site is located adjacent to an existing Community Cluster, specifically Stoke St Milborough is located within the Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton Community Cluster. Within Stoke St Milborough open market residential development is limited to infilling and conversions on suitable small-scale sites within the village. Due to site size and location open market residential development on this site would not comply with any of these criteria. Furthermore, Stoke St Milborough has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
SMB002X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
SMB003X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
SUT001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
SST001	Station Road	Stottesdon	0.28	8	0.11						
SST002	rear of Stottesdon Surgery	Stottesdon	0.57	17	0.23						
SST003	Pound Lane	Stottesdon	0.46	14	0.18						
SST004	rear of the Fighting Cock	Stottesdon	2.08	63	0.83						
STD001	Dinas Fields	Street Dinas	1.46	44	0.59						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
SST001											Rejected	The site is considered achievable and viable. Its availability is unknown. The site is located within the development boundary of an existing Community Cluster, specifically Stottesdon within the Stottesdon, Chorley and Bagginswood. Within Stottesdon open market residential development is limited to infilling, conversions and small-groups of dwellings on suitable sites within the development boundary. The guideline across the Community Cluster is 12 dwellings during the plan period, current commitments and completions total around 5 dwellings (as at 31st March 2017). As such open market residential development on the site may be suitable subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Stottesdon has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. Therefore due to uncertainty about the availability of this site and the future status of the settlement open market residential development is rejected.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
SST002											Rejected	The site is located adjacent to an existing Community Cluster, specifically Stottesdon is located within the Stottesdon, Chorley and Bagginswood Community Cluster. Within Stottesdon open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Stottesdon has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Stottesdon is located within the Stottesdon, Chorley and Bagginswood Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Stottesdon has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
SST003											Rejected	The site is located adjacent to an existing Community Cluster, specifically Stottesdon is located within the Stottesdon, Chorley and Bagginswood Community Cluster. Within Stottesdon open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Stottesdon has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Stottesdon is located within the Stottesdon, Chorley and Bagginswood Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Stottesdon has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
SST004											Rejected	The site is located adjacent to an existing Community Cluster, specifically Stottesdon is located within the Stottesdon, Chorley and Bagginswood Community Cluster. Within Stottesdon open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Stottesdon has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Stottesdon is located within the Stottesdon, Chorley and Bagginswood Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Stottesdon has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
STD001											Rejected	The site is located adjacent to an existing Community Cluster, specifically Street Dinas is located within the Dudleston and Street Dinas Community Cluster. Within Street Dinas open market residential development is limited to infilling and conversions on suitable sites. Due to site size and location open market residential development on this site would not comply with any of these criteria. Furthermore, Street Dinas has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BNT002	Clive Barracks, Tern Hill	Tern Hill	71.70	2151	28.68	The site consists of the Clive Barracks MOD Facility and ancillary land. Boundaries are in the majority well defined by the extent of the MOD facility.	Surrounding character is a mix of agricultural, residential and defence (Tern Hill Airfield).	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints	A predominantly brownfield site located in the open countryside. Therefore open market residential development is contrary to policy. Furthermore the site contains part of a Local Wildlife Site and an area of ancient woodland, therefore development on these elements of the site and an appropriate buffer is likely to have an adverse effect on one these assets and as such is contrary to national policy. Part of the site is also located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However as a strategic brownfield site, the general location (although not its specific extent) has been identified as a proposed strategic site within previous stages of consultation on the Local Plan Review. Therefore the remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access and links into the wider network are subject to highway approval. Due to the size of the site a masterplan approach to its development would be required. As would services, facilities and infrastructure (including community/amenity infrastructure) to support the development/future occupiers. Proximity to and potentially buffering of Tern Hill Airfield will also require due consideration. The site is also in proximity of a number of listed buildings, and one or more scheduled monuments, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of further Local Wildlife Sites, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is in proximity of ancient woodland (these elements of the site which do not	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints	A predominantly brownfield site located in the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However the site contains part of a Local Wildlife Site and an area of ancient woodland, therefore development on these elements of the site and an appropriate buffer is likely to have an adverse effect on one these assets and as such is contrary to national policy. Part of the site is also located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However as a strategic brownfield site, the general location (although not its specific extent) has been identified as a proposed strategic site within previous stages of consultation on the Local Plan Review. Therefore the remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access and links into the wider network are subject to highway approval. Due to the size of the site a masterplan approach to its development would be required. As would services, facilities and infrastructure (including community/amenity infrastructure) to support the development/future occupiers. Proximity to and potentially buffering of Tern Hill Airfield will also require due consideration. The site is also in proximity of a number of listed buildings, and one or more scheduled monuments, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of further Local Wildlife Sites, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is in proximity of ancient woodland (these elements of the site which do not
CHT001	Former Depot, north of Sutton Road	Tern Hill	1.25	37	0.50						
TER001	Old railway yard	Tern Hill	1.69	51	0.67						
TER002	land adj A53 & A41	Tern Hill	2.72	82	1.09						
TET002	west of Hordley Rd	Tetchill	2.71	81	1.08						
TET003	adjacent TET001	Tetchill	0.92	28	0.37						
TIC001	Land at Ticklerton	Ticklerton	0.68	21	0.27						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BNT002	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - subject to suitability	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically parts of the site are located within flood zones 2 and/or 3; parts of the site are identified Local Wildlife Sites, and ancient woodland; the site is adjacent to Tern Hill Airfield; and due to the sites size and location there will be a need to masterplan development and ensure that necessary supporting services, facilities and infrastructure are provided to support the development and future occupiers. If suitable assessment/mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. As a strategic brownfield site, the general location (although not its specific extent) has been identified as a proposed strategic site within previous stages of consultation on the Local Plan Review.	Long Term Potential - subject to suitability	Availability; achievability; and viability are unknown. Furthermore, as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically parts of the site are located within flood zones 2 and/or 3; parts of the site are identified Local Wildlife Sites, and ancient woodland; the site is adjacent to Tern Hill Airfield; and due to the sites size and location there will be a need to masterplan development and ensure that necessary supporting services, facilities and infrastructure are provided to support the development and future occupiers. If suitable assessment/mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. As a strategic brownfield site, the general location (although not its specific extent) has been identified as a proposed strategic site within previous stages of consultation on the Local Plan Review.
CHT001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
TER001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
TER002											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
TET002											Rejected	The site is located adjacent to an existing Community Cluster, specifically Tetchill is located within the Tetchill, Lee and Whitemere Community Cluster. Within Tetchill open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Tetchill has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Tetchill is located within the Tetchill, Lee and Whitemere Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Tetchill has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
TET003											Rejected	The site is located adjacent to an existing Community Cluster, specifically Tetchill is located within the Tetchill, Lee and Whitemere Community Cluster. Within Tetchill open market residential development is limited to allocated sites and infilling, groups of houses and conversions on suitable sites within the identified development boundaries. Open market residential development on this site would not comply with any of these criteria. Furthermore, Tetchill has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster, specifically Tetchill is located within the Tetchill, Lee and Whitemere Community Cluster. Employment development is limited to either suitable sites within the identified development boundary or small scale rural enterprise and diversification schemes outside the development boundary. Tetchill has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
TIC001											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
TIC002	Land opposite village hall	Ticklerton	0.67	20	0.27						
TIC003	North West of Ticklerton	Ticklerton	0.83	25	0.33						
TLK001	Tilstock Lodge	Tilstock	0.39	12	0.16						
TLK002	Land at Brook Farm	Tilstock	0.40	12	0.16						
TLK005	Ivy House Orchard Field	Tilstock	0.21	6	0.09						
TLK006	Glebe	Tilstock	0.42	13	0.17						
TLK007	Land at Windrush	Tilstock	0.20	6	0.08						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
TLK008	off Holling Lane	Tilstock	0.48	14	0.19						
TLK009	Tilstock Lodge	Tilstock	0.59	18	0.24						
TRE001	Land adj. Fairfields	Treflach	0.46	14	0.19						
TRE003X	Land at Bank House	Treflach	0.08	3	0.03						
TRE004	Land rear of Royal Oak Public House	Treflach	0.35	10	0.14						
TRE006	Land adj. Royal Oak	Treflach	1.01	30	0.41						
TRE007	land opp. Ty Tegwch	Treflach	1.08	32	0.43						
TRE007a	Pleasant Grove	Treflach	0.42	12	0.17						
TRE008	Oak Lane	Treflach	0.60	18	0.24						
TRE009	Oak Lane	Treflach	0.34	10	0.14						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
TY001	Tyrley Farm	Tyrley Farm	0.84	25	0.34						
CUC002	Land at Upper Cound	Upper Cound	0.29	9	0.12						
CUC003	Highways	Upper Cound	2.24	67	0.89						
UPP001	adj and rear of The Poplars	Uppington	3.31	99	1.33						
UPP002	land at Uppington	Uppington	1.11	33	0.44						
UMA001	north of De Quincey Fields	Upton Magna	3.71	111	1.48						
UMA002	Village Hall	Upton Magna	1.02	31	0.41						
UMA003	north of Frank Cross Drive	Upton Magna	0.66	20	0.27						
UMA004X	Land adjacent to Corbet Arms Public House	Upton Magna	0.15	4	0.06						
VSD001	Valeswood Lane	Valeswood	0.44	13	0.18						
WAG001	Land at Wagbeach	Wagbeach	0.41	12	0.16						

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WAG002X	Land at Wagbeach, Nr. Minsterley.	Wagbeach	0.07	2	0.03						
WHO002	North of the B5067	Walford Heath	0.80	24	0.32						
WUH001	Land at Hall Farm	Wall under Heywood	1.99	60	0.79						
WUH002	Cwm Gweld	Wall under Heywood	1.50	45	0.60						
WUH003	Darby Lane	Wall under Heywood	0.64	19	0.26						
HYH003	Land at Halfway House	Wattlesborough	2.67	80	1.07						
WAH001	Land at Wattlesborough Heath	Wattlesborough	2.56	77	1.02						
WAH002	Land adj Chapel Cottage, Wattlesborough Heath	Wattlesborough	0.78	23	0.31						
WAH003	Land opp. Lawn Cottage, Wattlesborough Heath	Wattlesborough	0.68	20	0.27						

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WAH006	Land at Wattlesborough	Wattlesborough	88.26	2648	35.30	A very large, irregularly shaped site consists of a series of agricultural fields. Site boundaries are primarily formed by agricultural field boundaries, roads and property curtilages.	Surrounding uses are primarily agricultural, apart from the residential properties of Wattlesborough Heath and rural dwellings in the wider countryside.	Not Suitable	A greenfield site located adjacent to the built form of the settlement of Wattlesborough. Wattlesborough is currently classified as countryside. As such open market residential development on the site is contrary to policy. Due to the sites size, it could be considered as a potential strategic site, however as it is greenfield; could not be deemed an appropriate location to meet wider/cross-boundary needs; and Wattlesborough is not on a strategic corridor it is not considered that the site has potential as a strategic site. The site also contains a Local Wildlife Site.	Not Suitable	A greenfield site located adjacent to the built form of the settlement of Wattlesborough. Wattlesborough is currently classified as countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites size, it could be considered as a potential strategic site, however as it is greenfield; could not be deemed an appropriate location to meet wider need; and Wattlesborough is not on a strategic corridor it is not considered that the site has potential as a strategic site. The site also contains a Local Wildlife Site.
WAH007X	Land at The Olde Shoppe, Wattlesborough.	Wattlesborough	0.11	3	0.04						
WAH008	Land at Teggs Farm, Wattlesborough Heath	Wattlesborough	8.91	267	3.56						
WAH004	Land off Wigmore Lane	Wattlesborough Heath	0.30	9	0.12						
WAH009	adj Wattlesborough Village Hall	Wattlesborough Heath	1.01	30	0.40						
WAH010	west of Fair Place	Wattlesborough Heath	0.50	15	0.20						
WAH011	adj Heath Drive	Wattlesborough Heath	0.54	16	0.22						
WAH012	adj Laburnham Cottage	Wattlesborough Heath	0.48	14	0.19						
WAH013	south of Lawnswood	Wattlesborough Heath	0.69	21	0.28						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
WAH006	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is located in the open countryside where open market residential development is contrary to policy. Furthermore whilst it is a very large site, it is not considered an appropriate location for a strategic site as it is a greenfield site; could not be deemed an appropriate location to meet wider/cross boundary needs; and Wattleborough is not on a strategic corridor.	Rejected	Availability, achievability and viability are unknown. However as the site is located in the open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore whilst it is a very large site, it is not considered an appropriate location for a strategic site as it is a greenfield site; could not be deemed an appropriate location to meet wider/cross boundary needs; and Wattleborough is not on a strategic corridor.
WAH007X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
WAH008											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WAH004											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WAH009											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WAH010											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WAH011											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WAH012											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WAH013											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WFP001	Land south of Church	Welsh Frankton	2.51	75	1.01						
WFP002	Land at Brynallt	Welsh Frankton	0.34	10	0.13						
WFP004	south of A495	Welsh Frankton	0.74	22	0.30						
WEL003	Land to north of Welshampton	Welshampton	4.56	137	1.82						
WEL006	Land south of B5063	Welshampton	2.12	64	0.85						
WEL007	Land off Lyneal Lane	Welshampton	0.47	14	0.19						
WEL008	Land at Brownlow Cottage	Welshampton	0.58	17	0.23						

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WEL009	Land south east of A495	Welshampton	1.80	54	0.72						
WEL010	Land at Church Farm	Welshampton	8.33	250	3.33						
WEL011	land south of A495	Welshampton	4.09	123	1.64						
WEL012	land east of Welshampton	Welshampton	3.16	95	1.26						
WEL013	north of the school	Welshampton	2.48	74	0.99						
WEL014	Old Shop Farm	Welshampton	1.06	32	0.42						
WEL015	opp. The Garage	Welshampton	0.56	17	0.22						

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WEL016	land south of B5063	Welshampton	0.58	17	0.23						
WEL017	south of B5063	Welshampton	0.34	10	0.14						
WEN001	Land behind Rock Close	Wentnor	2.05	62	0.82						
TWE001	Land adj. Limefields	Wern	0.83	25	0.33						
TWE002	Land at Plas Cerrig	Wern	2.24	67	0.90						
TWE004	Land at Weston Rhyn Mill House	Wern	0.28	9	0.11						
TWE005	Land at Wern	Wern	0.60	18	0.24						

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WEY001	Land adjoining the cemetery	Westbury	1.31	39	0.52						
WEY002	Site at Shrewsbury Road	Westbury	0.63	19	0.25						
WEY003	The Lion Public House, Shrewsbury Road	Westbury	0.25	8	0.10						
WEY005	Hall Farm	Westbury	3.12	94	1.25						
WEY006	Land adjacent to The Highlands, Shrewsbury Road	Westbury	1.36	41	0.54						
WEY007	Land at Westbury.	Westbury	0.71	21	0.28						
WEY008	Land at The View	Westbury	0.64	19	0.26						
WEY011	Land at Westbury.	Westbury	4.45	133	1.78						
WEY013	Land adj. Five Oaks, Westbury	Westbury	0.28	8	0.11						
WEY014	Drumadoon	Westbury	0.42	13	0.17						
WEY015	Opposite Old Rectory	Westbury	2.72	81	1.09						

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WEY016	Land off Roman Rd	Westbury	2.28	68	0.91						
WEY017	adj Medical Centre	Westbury	0.33	10	0.13						
WEY019	NE of St Mary's C of E Primary School	Westbury	1.75	53	0.70						
WPE001	Land by Westhope College, Westhope	Westhope	0.45	14	0.18						
WPE002	Land at Middle, Westhope Farm	Westhope	0.30	9	0.12						
WPE003	Land at Middle, Westhope Farm	Westhope	0.49	15	0.20						
WLU001	adjacent Ash Grove	Weston Lullingfields	0.21	6	0.08	A small, linear site located to the east of Weston Lullingfields. Site boundaries are defined by the road to the west, property curtilages to the south, and agricultural field boundaries to north and east.	Residential and agricultural.	Currently Suitable - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster, specifically Weston Lullingfields is located within the Weston Lullingfields, Weston Wharf and Weston Common Community Cluster. Within Weston Lullingfields open market residential development is limited to infilling, conversions and small-groups of up to 5 dwellings on suitable sites within the village. The guideline across the Community Cluster is 15-20 additional dwellings during the plan period, current commitments and completions total around 16 dwellings (as at 31st March 2017). As such a small group of up to 5 dwellings on the site may be suitable subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, Weston Lullingfields has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
WEY016											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WEY017											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WEY019											Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. It is also not located within an existing Community Cluster and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WPE001											Rejected	The site is located adjacent to an existing Community Cluster, specifically Westhope is located within the Bache Mill, Bouldon, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton and Westhope Community Cluster. Within Westhope open market residential development is limited to infilling and conversions on small scale sites. Due to site size and location open market residential development on this site would not comply with any of these criteria. Furthermore, Westhope has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WPE002											Rejected	The site is located adjacent to an existing Community Cluster, specifically Westhope is located within the Bache Mill, Bouldon, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton and Westhope Community Cluster. Within Westhope open market residential development is limited to infilling and conversions on small scale sites. Due to site size and location open market residential development on this site would not comply with any of these criteria. Furthermore, Westhope has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WPE003											Rejected	The site is located in Middle Westhope, in proximity of an existing Community Cluster, specifically Westhope is located within the Bache Mill, Bouldon, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton and Westhope Community Cluster. Within Westhope open market residential development is limited to infilling and conversions on small scale sites. Due to site size and location open market residential development on this site would not comply with any of these criteria. Furthermore, Westhope has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WLU001	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. The site is located adjacent to an existing Community Cluster, specifically Weston Lullingfields is located within the Weston Lullingfields, Weston Wharf and Weston Common Community Cluster. Within Weston Lullingfields open market residential development is limited to infilling, conversions and small-groups of up to 5 dwellings on suitable sites within the village. The guideline across the Community Cluster is 15-20 additional dwellings during the plan period, current commitments and completions total around 16 dwellings (as at 31st March 2017). As such a small group of up to 5 dwellings on the site may be suitable subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Weston Lullingfields has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review.	Rejected	The site is located adjacent to an existing Community Cluster settlement where employment development is limited to small scale rural enterprise and diversification schemes. The relevant Community Cluster settlement has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As this site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WLU002	Whitehouse Farm	Weston Lullingfields	3.61	108	1.45						
WLU003	White House Farm, Weston Lullingfields	Weston Lullingfields	1.68	50	0.67						
WLU004	Land at Claypit Hall Farm	Weston Lullingfields	0.81	24	0.33						
WLU005	land at Petton Lane	Weston Lullingfields	0.12	5	0.05						
WWC001	Land at Weston Common	Weston Lullingfields	1.09	33	0.44						
WAW001	adj Weston Farm	Weston-under-Redcastle	2.15	64	0.86						
BWW001	Sheep Sale Field Three Horseshoes Wheathill	Wheathill	0.48	14	0.19						
WDU001	Land at Green Lane Farm	WhittyTree	0.34	10	0.13						
WDU002X	Land adj. to 92 Whitty Tree	WhittyTree	0.12	4	0.05						

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BNB001	Land Adjacent to Mossleigh Well, Shropshire	Whixall	4.36	131	1.74						
WXL001	Land north of the Bowling Club	Whixall	0.23	7	0.09						
WIT001X	Land at Wilcott.	Wilcott	0.18	6	0.07						
WNNW001	Land adj. to Oaklands	Winstanston	0.48	14	0.19						
WNNW002	Land at The Plough Inn	Winstanston	1.07	32	0.43						
WNNW003	adj The Rectory	Winstanston	5.08	152	2.03						
WCY004X	Land at Manor Farm	Winstanswick	0.19	6	0.08						
WCY005X	Land at Manor Farm	Winstanswick	0.12	4	0.05						
WCY002X	Land south of Pebbledash Cottage	Wistanswick	0.11	3	0.04						
WCY003X	Land north of Pebbledash Cottage	Wistanswick	0.06	2	0.02						
WCY007		Wistanswick	0.77	23	0.31						
WCY008	land at Villa Farm	Wistanswick	1.14	34	0.46						
WCY009	opposite the Red Lion	Wistanswick	1.50	45	0.60						

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WGN001	Land at Withington	Withington	2.83	85	1.13						
WGN002	Central Field, Withington.	Withington	1.18	35	0.47						
WGN003	Land adj Church Farm, Withington	Withington	0.34	10	0.14						
WGN004	Land adj. Manor Farm Cottage, Withington	Withington	0.65	20	0.26						
WGN005	Wallcot Road Farm	Withington	2.21	66	0.89						
WGN006	Land at Withington Estate	Withington	0.59	18	0.24						
WGN007	opposite Brook Side	Withington	1.58	48	0.63						
WGN008	to rear of Brook Side	Withington	2.28	69	0.91						
WGN009X	land at Sunnyfields	Withington	0.17	5	0.07						
WGN010	land east of Sunnyfields	Withington	0.81	24	0.32						
WGN011	Lengthmans Cottage	Withington	0.52	16	0.21						

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WOT001	Land at Mill Rd	Wollerton	0.50	15	0.20						
WOV001	Avenue Farm, Sutton Lane	Woodseaves	1.34	40	0.54						
WOV002	Avenue Farm, Sutton Lane	Woodseaves	5.03	151	2.01						
WOV003	Land adj. Newport Road and Sandy Lane	Woodseaves	3.50	105	1.40						
WOV004	North of Sydnall Lane	Woodseaves	0.37	11	0.15						
WOV005	north of Sydnall Lane	Woodseaves	1.63	49	0.65						
WOV006	The Fouralls	Woodseaves	1.26	38	0.50						
WOF001	Land adj. Little Chef Woolferton	Woolferton	0.37	11	0.15						
WOW001	Land Adjoning Woolston Grange	Woolston	0.34	10	0.13						
WFD001	Land adj to War Memorial	Worfield	1.49	45	0.60						

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WFD002	Land adj to Hallon	Worfield	0.40	12	0.16						
WRT001	Wotherton Farm	Wotherton	1.38	41	0.55						
WRT002	Land at Wotherton	Wotherton	0.57	17	0.23						
WRT003X	Land at Woodmoor	Wotherton	0.11	3	0.04						
WNL001	Land at Mount Farm	Wrentnall	0.96	29	0.38						
WYK001	Land off A454	Wyken	0.76	23	0.30						
YOC001	Land adj. to Yockleton Hall, Yockleton.	Yockleton	0.56	17	0.22						
YOC002	Land east of Telephone Exchange	Yockleton	3.64	109	1.46						
YOC003X	Site 1 adj to The Hall	Yockleton	0.09	3	0.03						
YOC004	Site 2 Bank House Farm	Yockleton	0.77	23	0.31						
YOR002	Station Rd	Yorton	2.60	78	1.04						

