

Site ref	Settlement	Site Area (ha)	Former Local Authority
HIGH001	Highley	1.12	Bridgnorth
<b>Site Address</b>		<b>Type of site</b>	
The Cedars		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Allocation (housing)	
<b>Description of site</b>			
Paddock/rough grassland site, reasonably flat with mature trees and hedgerows on boundary. Wraps around boundaries of residential property with other estate residential properties surrounding site. Good access off Bridgnorth Road.			
<b>Policy restrictions</b>			
Allocated site HIG2 in Local Plan. Within settlement boundaries. Highley is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District. North west corner of site abuts conservation area.			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
The site is an allocated site within settlement boundaries and is therefore considered suitable. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is suitable for development and due to the nature of the site and the fact that it is allocated for development post 2011 and has previously been actively promoted through the planning system, it is thought possible this site could come forward within the next 10 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		39.26	44.00



Site ref	Settlement	Site Area (ha)	Former Local Authority
HIGH003	Highley	0.78	Bridgnorth
<b>Site Address</b>		<b>Type of site</b>	
Rhea Hall		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Allocation (housing)	
<b>Description of site</b>			
<p>The site consists of an area of vacant scrub land including mature trees. There is an informal footpath across the site. Surrounding uses include residential properties and gardens on all sides. Access possible from Vicarage Lane or from residential estate to south.</p>			
<b>Policy restrictions</b>			
<p>Allocated housing site HIG1 in Local Plan for 21 dwellings phased to come forward after 2011. Highley is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.</p>			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
<p>The site is an allocated site within settlement boundaries and is therefore considered suitable. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.</p>			
<b>Availability summary</b>			
<p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.</p>			
<b>Achievability summary</b>			
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p>			
<b>Conclusion</b>			
<p>The site is suitable for development and due to the nature of the site and the fact that it is allocated for development post 2011 and has previously been actively promoted through the planning system, it is thought possible this site could come forward within the next 5-10 year time frame.</p>			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		39.78	31.00

HIGH003



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Site ref	Settlement	Site Area (ha)	Former Local Authority
HIGH005	Highley	0.23	Bridgnorth
<b>Site Address</b>		<b>Type of site</b>	
St Mary's Corner, Woodhill Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
The site is vacant grass land located on Woodhill Road, within the settlement boundary. Surrounding uses include residential to the south and east and two public houses to the north and west. Site ownership is unknown.			
<b>Policy restrictions</b>			
Highley is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
The site is suitable for a mix of houses on the site that relates to the surrounding residential uses in term scale and height. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.			
<b>Availability summary</b>			
Availability is not confirmed but the site was in the last Urban Housing Capacity Study and there is a reasonable prospect of availability in the short to medium term.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
Site is located within the settlement development boundary and is therefore considered suitable. <input type="checkbox"/> Due to fact that the site has been actively promote through the last UCS, it is thought possible this site could come forward within the next 5 year time frame.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
34.07		8.00	

HIGH005



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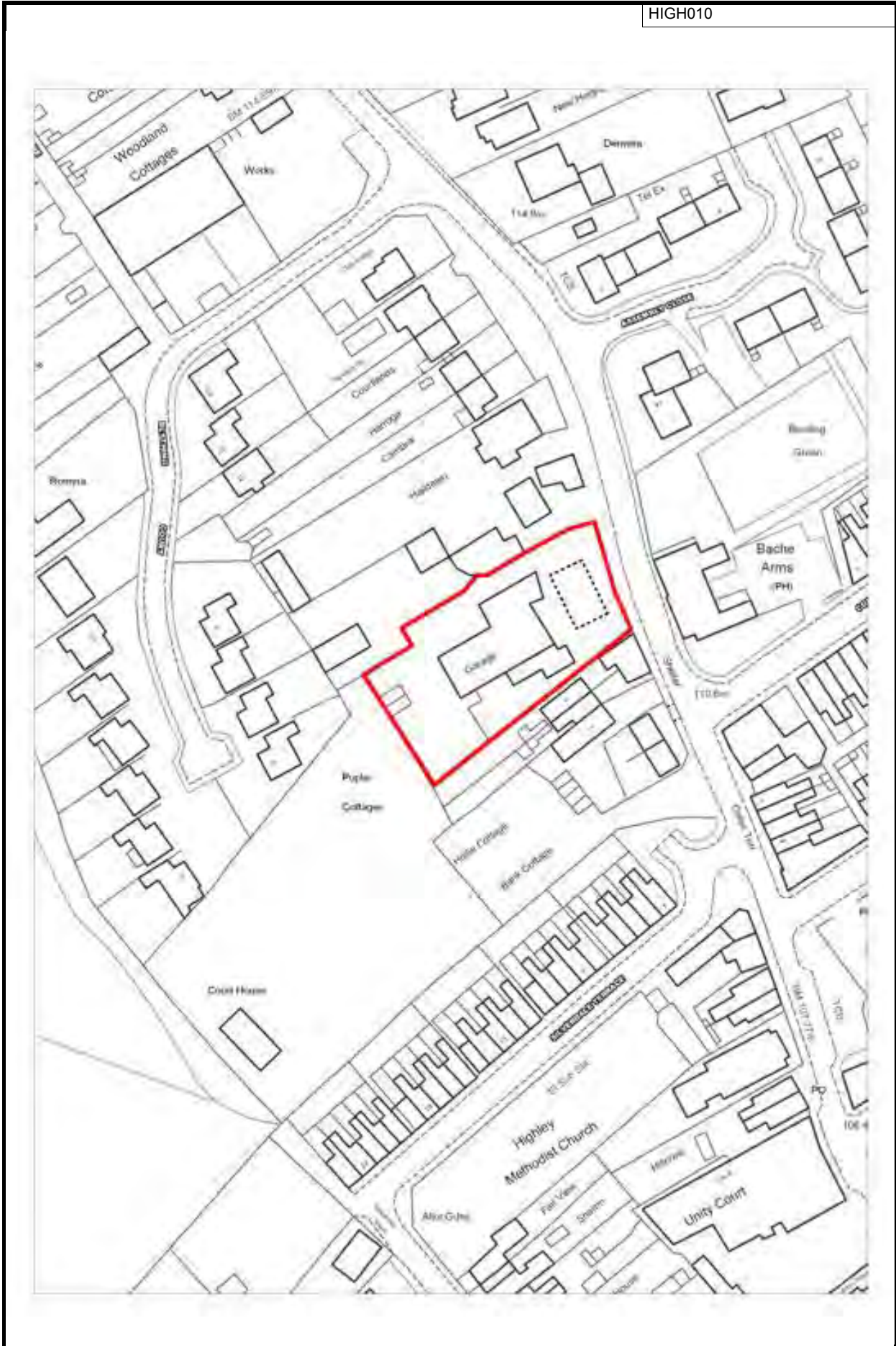
Site ref	Settlement	Site Area (ha)	Former Local Authority
HIGH009	Highley	0.26	Bridgnorth
<b>Site Address</b>		<b>Type of site</b>	
Parking court, Barke Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
<p>The site is located off Barke Street, east of Highley village centre. The site is currently a parking court with garages. The site is owned by Bridgnorth District Council. Surrounding uses include residential to the north and west, and open countryside to the south and east. The topography of the site is flat, but the land to the east drops away providing spectacular views.</p>			
<b>Policy restrictions</b>			
<p>Within settlement boundaries. Highley is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.</p>			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
<p>The site is suitable for residential development at a medium density surrounding uses include 2 storey terraced and semi detached homes and future development should reflect this.</p>			
<b>Availability summary</b>			
<p>Availability is not confirmed but the site was in the last Urban Housing Capacity Study and there is a reasonable prospect of availability in the medium term.</p>			
<b>Achievability summary</b>			
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p>			
<b>Conclusion</b>			
<p>Site is located within the settlement development boundary and is therefore considered suitable. <input type="checkbox"/> Due to fact that the site has been actively promote through the last UHCS, it is thought possible this site could come forward within the next 5 year time frame.</p>			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		42.22	11.00





Site ref	Settlement	Site Area (ha)	Former Local Authority
HIGH010	Highley	0.19	Bridgnorth
<b>Site Address</b>		<b>Type of site</b>	
Highley Garage		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
Garage currently in use located on High Street.			
<b>Policy restrictions</b>			
Within settlement boundaries. Opposite conservation area boundary. Highley is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.			
<b>Physical constraints</b>			
Potential contamination.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.			
<b>Availability summary</b>			
The site has been subject to pre-application discussions. Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
Site is located within the settlement development boundary and is therefore considered suitable. <input type="checkbox"/> Due to fact that the site has been subject to pre-application discussions, it is thought possible this site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		36.79	7.00

HIGH010



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Site ref	Settlement	Site Area (ha)	Former Local Authority
HIN012	Hinstock	0.52	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land off Wood Lane		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
The site is currently used as vehicle scrap yard. It is located on the edge of the Hinstock but within the development boundary of the settlement. Surrounding uses include residential (low density) and open countryside with a water course running to the north of the site.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.			
<b>Physical constraints</b>			
Potential contamination.			
<b>Suitability summary</b>			
The site is considered suitable for low density residential uses. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site was actively promoted in the last UHCS.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is considered suitable for low density residential uses and due to the relatively small nature of the site and the fact that it was actively promoted in the last UHCS, it is thought possible this site could come forward within the next 5 year time frame.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
15.29		8.00	

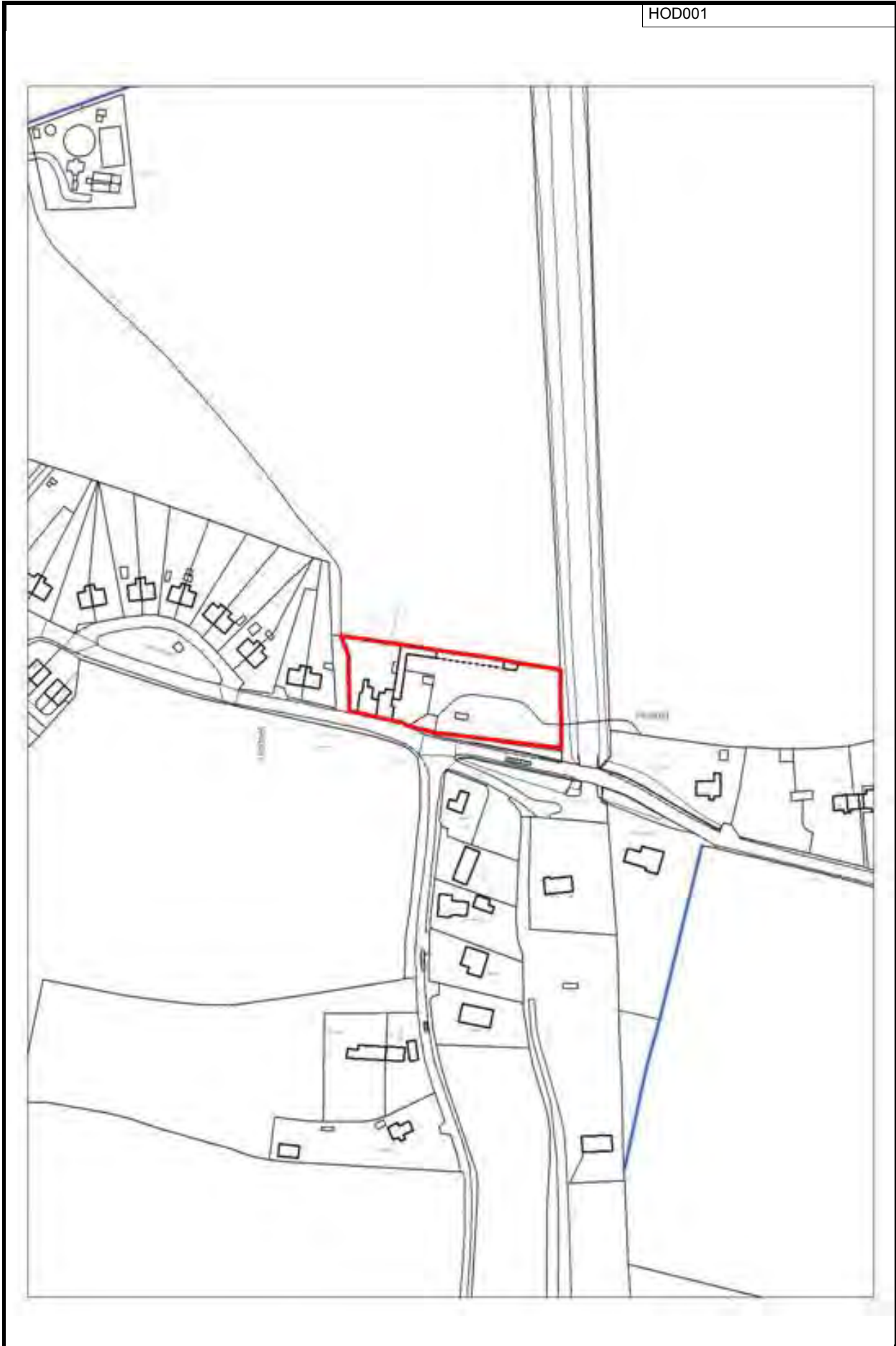
HIN012



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Site ref	Settlement	Site Area (ha)	Former Local Authority
HOD001	Hodnet	0.38	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Divisional Surveyors Sub Depot, Old Auction Yard		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
<p>The site is the former Shropshire County Council Divisional Surveyors Sub Depot. It comprises a cleared site with an existing building (former offices) to the Station Road frontage. The premises are currently vacant but include some temporary storage uses. The site lies towards the eastern end of the village which is characterised by low and medium density ribbon development. There is a dismantled railway adjoining the site to the east and agricultural land to the north.</p>			
<b>Policy restrictions</b>			
<p>Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. Site allocated in the Local Plan.</p>			
<b>Physical constraints</b>			
Flooding - recorded flooding			
<b>Suitability summary</b>			
<p>The site is an allocated site and is considered suitable for medium density housing at two storeys. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.</p>			
<b>Availability summary</b>			
<p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.</p>			
<b>Achievability summary</b>			
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p>			
<b>Conclusion</b>			
<p>The site is an allocated site and is considered suitable. As it has been actively promoted through the planning system recently it is thought possible this site could come forward within the next 5 year time frame.</p>			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		39.58	15.00

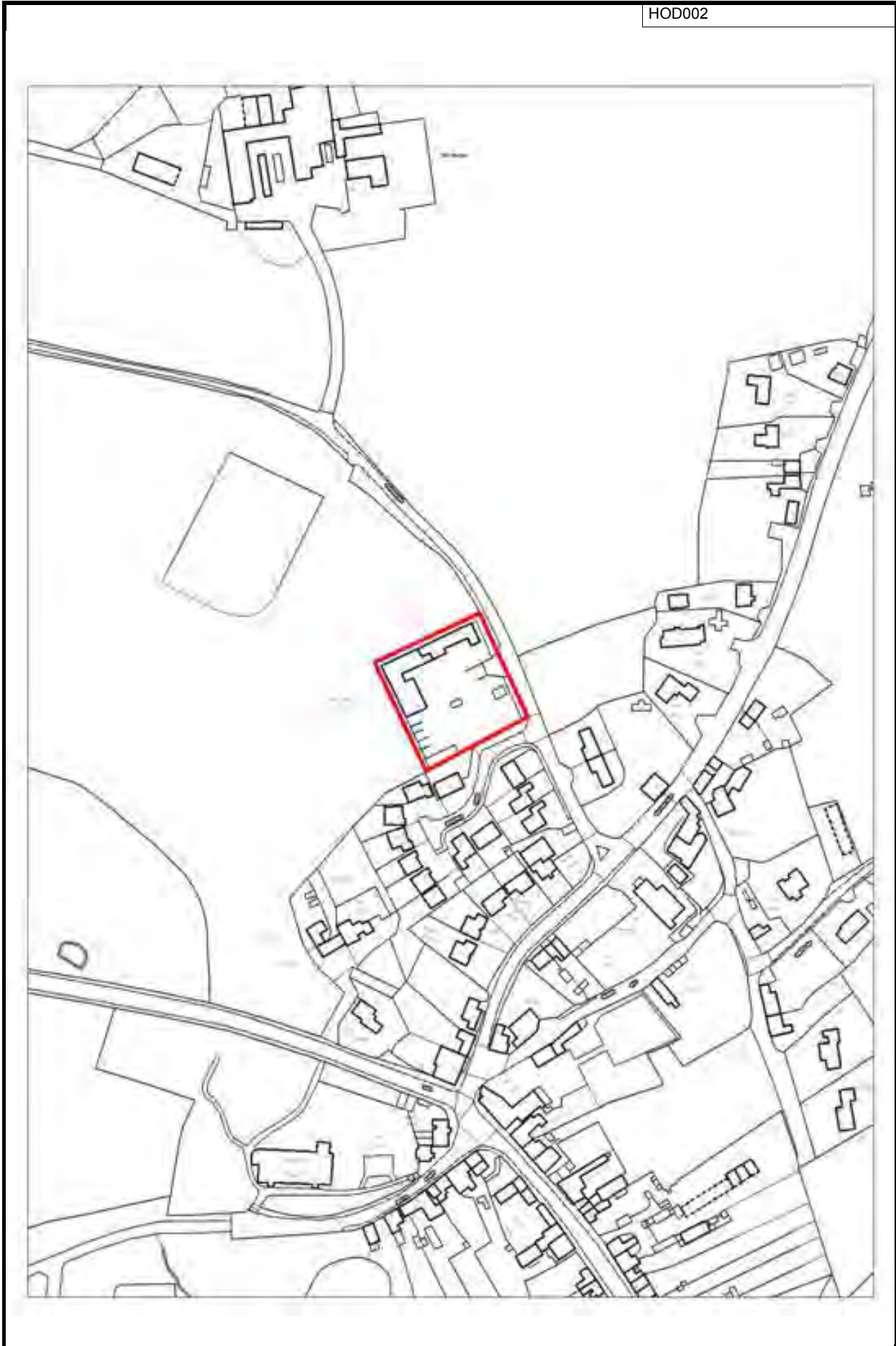
HOD001



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Site ref	Settlement	Site Area (ha)	Former Local Authority
HOD002	Hodnet	0.30	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Divisional Surveyors Office & Depot, Hearne Lane		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
The site is the Shropshire County Council Highway Management Unit (main offices and depot for North Shropshire). The current use is to be relocated and the site will become surplus to County requirement. It comprises an area of hard standing and a number of existing office and industrial buildings. Surrounding uses are residential and the grounds of Hodnet Hall.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District			
<b>Physical constraints</b>			
Flooding - recorded flooding			
<b>Suitability summary</b>			
The site is considered suitable for medium density housing at two storeys. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner through the planning system.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is suitable, has been identified in the last UHCS and has been actively promoted through the planning system; therefore it is thought possible this site could come forward within the next 5 year time frame.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
39.77		12.00	

HOD002



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Site ref	Settlement	Site Area (ha)	Former Local Authority
HOD006	Hodnet	0.40	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Barns on Shrewsbury Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
<p>The site is located to the rear of a current dwelling and consists of a paved area with a collection of old barns. There is access on to Shrewsbury Street. Some buildings may be desirable to convert rather than redevelop. There is high density development around the site.</p>			
<b>Policy restrictions</b>			
<p>Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District  The site is located within a Conservation Area, where development should safeguard and if possible enhance the setting, appearance or character of the area.</p>			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
<p>Conversion of these run down barns for housing purposes is considered acceptable. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.</p>			
<b>Availability summary</b>			
<p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.</p>			
<b>Achievability summary</b>			
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p>			
<b>Conclusion</b>			
<p>Conversion of these run down barns for housing purposes is considered acceptable. Due to the relatively small nature of the site and the fact that it has been actively promoted through the planning system, it is thought possible this site could come forward within the next few years which would suggest that the site could come forward within the next 5 year time frame.</p>			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		12.42	5.00

HOD006



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Site ref	Settlement	Site Area (ha)	Former Local Authority
HOD007	Hodnet	0.35	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land to the rear of Shrewsbury Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
This site is made up of garden land with some fronting the road. Access would need improving. There is medium-high density housing surrounding the site. The site is situated in a conservation area and slopes slightly towards the road. The site is adjacent to the grounds of Hodnet Hall which is registered as historic parkland.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. The site is located within a Conservation Area, where development should safeguard and if possible enhance the setting, appearance or character of the area.			
<b>Physical constraints</b>			
Flooding- recorded flooding. Access off Shrewsbury Road could be improved.			
<b>Suitability summary</b>			
The site is considered suitable for development, subject to a suitable design, landscaping and addressing flooding issues. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.			
<b>Availability summary</b>			
The site has been actively promoted through the planning system, it is thought possible this site could come forward within the next few years.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is considered suitable for development, subject to a suitable design, landscaping and addressing flooding issues. Due to the fact that the site has been actively promoted through the planning system, it is thought possible this site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		37.52	13.00

HOD007



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Site ref	Settlement	Site Area (ha)	Former Local Authority
HOD008	Hodnet	0.73	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land adjacent to County Primary School, Shrewsbury		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
The site is a Greenfield site with grazing as current use, but within the settlement boundary. Adjacent uses include recreational area and Hodnet County Primary School.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. The site is located within a Conservation Area, where development should safeguard and if possible enhance the setting, appearance or character of the area.			
<b>Physical constraints</b>			
Flooding- recorded flooding.			
<b>Suitability summary</b>			
The site is considered suitable for 2 storey residential uses at a medium density. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner in the last UHCS.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is considered suitable for 2 storey residential uses at a medium density. Due to the nature of the site and the fact that it has been actively promoted in the last UHCS, it is thought possible this site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		34.18	25.00

HOD008



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Site ref	Settlement	Site Area (ha)	Former Local Authority
HOD009	Hodnet	0.46	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Rear of Shrewsbury Street farm		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
The site is a scrub and overgrown area. The site with HOD011 is in an area with a rural character close proximity to the centre of the village.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. The site is currently allocated for 10 no. Dwellings in the current North Shropshire Local Plan.			
<b>Physical constraints</b>			
Flooding- recorded flooding.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner through the planning system..			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
Due to the fact that the site is allocated and therefore is considered suitable and the fact that it has been actively promoted through the planning system, it is thought possible this site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		56.54	26.00

HOD009



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Site ref	Settlement	Site Area (ha)	Former Local Authority
HOD010	Hodnet	1.11	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land off Station Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
The site is a Greenfield site currently in agricultural uses. Surrounding uses include open area and open countryside. A number of Pylons cross the site.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. The site is allocated for 30no. Dwellings in the current Local Plan. Local plan policy requires the provision of a village green fronting Station Road and enhancement of footpath connections.			
<b>Physical constraints</b>			
Possible that bottom of the site is in flood zone 3a, where an exception test is required.			
<b>Suitability summary</b>			
The site is considered suitable for low-medium density housing subject to resolution of flooding issues. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.			
<b>Availability summary</b>			
The site is allocated and has been actively promoted through the planning system.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is considered suitable for low-medium density housing subject to resolution of flooding issues. Due to the fact that the site is allocated and the fact that it has been actively promoted through the planning system, it is thought possible this site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		35.91	40.00

HOD010



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Site ref	Settlement	Site Area (ha)	Former Local Authority
HOD011	Hodnet	0.29	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Shrewsbury Street Farm		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
The site is a scrub and overgrown area. The site with HOD011 is in an area with a rural character close proximity to the centre of the village.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. The site is currently allocated for 10.no dwellings (terrace) in the current local plan.			
<b>Physical constraints</b>			
Flooding in parts of the site.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development. The site is suitable for low-medium density housing due to the surrounding rural character and surrounding densities.			
<b>Availability summary</b>			
Site is allocated and has been actively promoted through the planning system.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is considered suitable for low-medium density housing subject to resolution of flooding issues. Due to the fact that the site is allocated and the fact that it has been actively promoted through the planning system, it is thought possible this site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		38.40	11.00

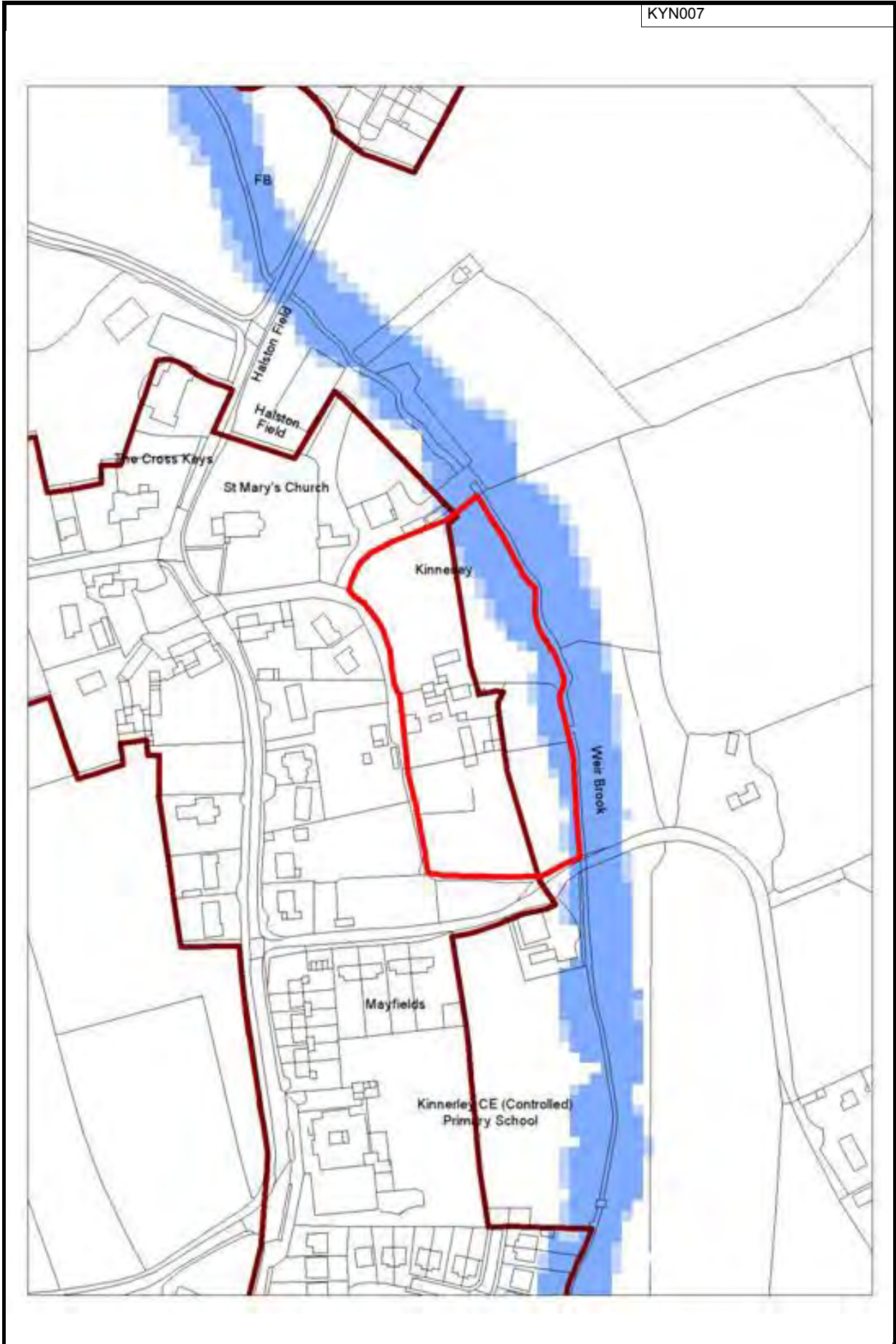
HOD011



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Site ref	Settlement	Site Area (ha)	Former Local Authority
KYN007	Kinnerley	1.25	Oswestry
<b>Site Address</b>		<b>Type of site</b>	
Land at Brookfields		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		No planning status	
<b>Description of site</b>			
<p>The site comprises a number of small fields/paddocks and a range of agricultural buildings associated with Brookfields on the eastern edge of the village. Brookfields is currently vacant and the agricultural buildings show no sign of active use. A brook course runs along the eastern boundary. The southern part of the site is relatively flat, falling gently down to the brook. The northern part of the site is more elevated and drops more significantly to the brook course. Mature hedgerow trees on boundary of site. Pole mounted LV overhead lines cross the site north/south and east/west. Access to Brookfields is via an unmade, unadopted private drive, which also serves a number of other residential properties.</p>			
<b>Policy restrictions</b>			
<p>The western half (and the majority) of the site falls within the existing settlement development boundary. Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.</p>			
<b>Physical constraints</b>			
<p>Highway access is a major development constraint. Scope to provide a suitable access to adoptable standards is constrained by Kinnerley Church, a Listed Building. There is a strip to the east which is not included due to topography but for the purposes of this development should really be included within the settlement boundary line.</p>			
<b>Suitability summary</b>			
<p>Although part of the site falls within the settlement development boundary, highway access is a major development constraint. Further investigation is required to determine whether this constraint can be satisfactorily overcome / would limit the amount of development which could be served. However, subject to satisfying access, the site is considered suitable for development.</p>			
<b>Availability summary</b>			
<p><input type="checkbox"/> Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner to the Council previously or for the purposes of this study.</p>			
<b>Achievability summary</b>			
<p><input type="checkbox"/> From the information available, it is considered that there is a some prospect that housing could be delivered on the site, subject to the highway access constraint being overcome. The buildings are vacant and are within the settlement boundary. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing in this area is good.</p>			
<b>Conclusion</b>			
<p>The site is considered suitable subject to the resolution of highway constraints. Given these and the fact that there have only been preliminary enquiries, the site is likely to be developed within 10 years time frame.</p>			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		11.96	15.00

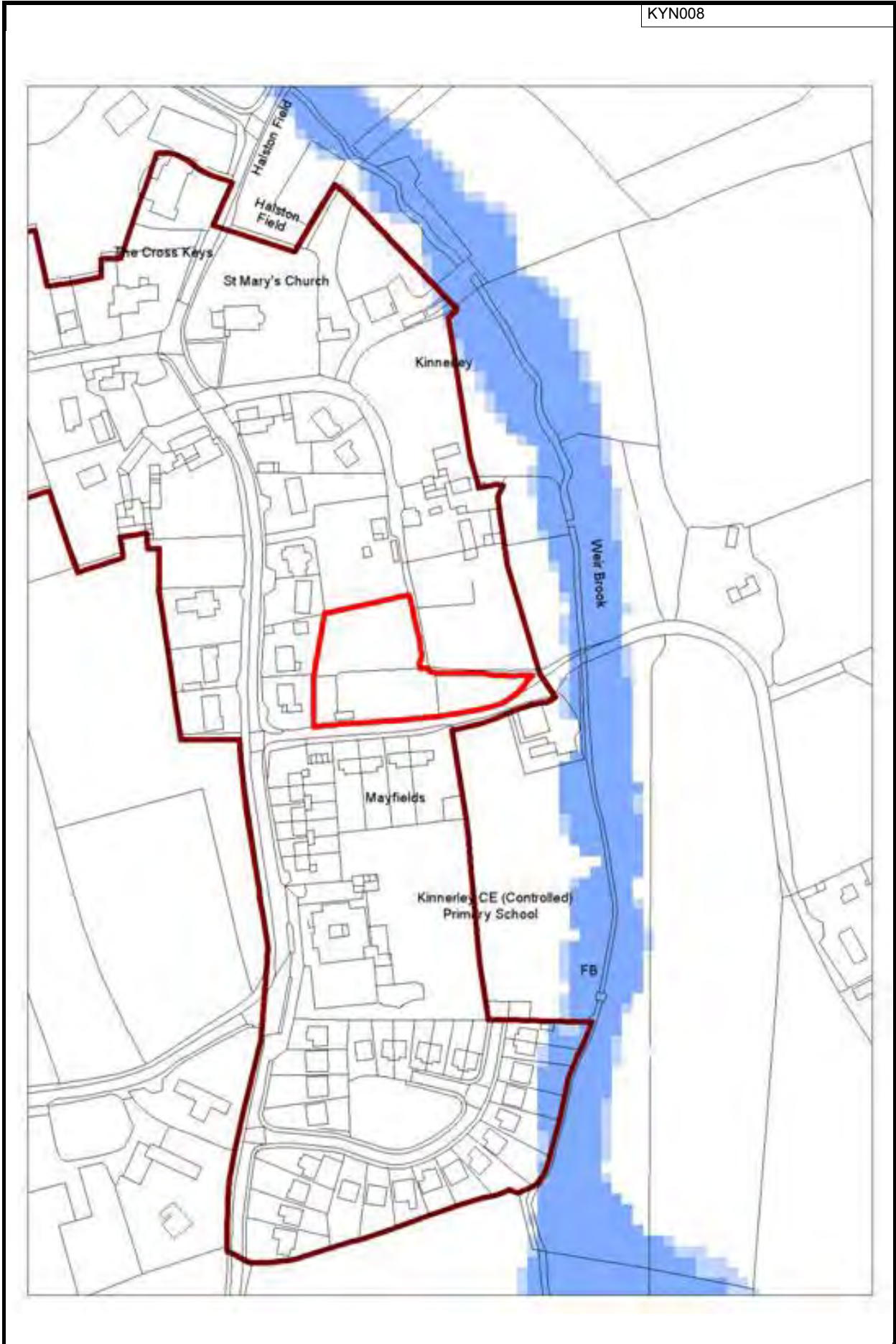
KYN007



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Site ref	Settlement	Site Area (ha)	Former Local Authority
KYN008	Kinnerley	0.35	Oswestry
<b>Site Address</b>		<b>Type of site</b>	
Land rear of Jubilee Cottage		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Mixed		Pre-application discussion	
<b>Description of site</b>			
Site comprises 2 small pony paddocks plus part of the large rear garden to Jubilee Cottage. Small stable block on site. Paddocks show no sign of recent use. Boundary hedgerow trees along Bankfields Lane. Public footpath along eastern boundary. No visible on-site constraints. Subject to some improvement, scope for access to be provided off Bankfields.			
<b>Policy restrictions</b>			
Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.			
<b>Physical constraints</b>			
Highway Authority have no objection in principle subject to improvement to Bankfields Lane and junction.			
<b>Suitability summary</b>			
<input type="checkbox"/> From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.			
<b>Availability summary</b>			
<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner to the Council previously or for the purposes of this study.			
<b>Achievability summary</b>			
<input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. The buildings are vacant and are within the settlement boundary. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing in this area is good.			
<b>Conclusion</b>			
The site is considered suitable for development and as the site is already under discussion within the planning system this would suggest that the site could come forward within the next 5 year time frame.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
22.73		8.00	

KYN008



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