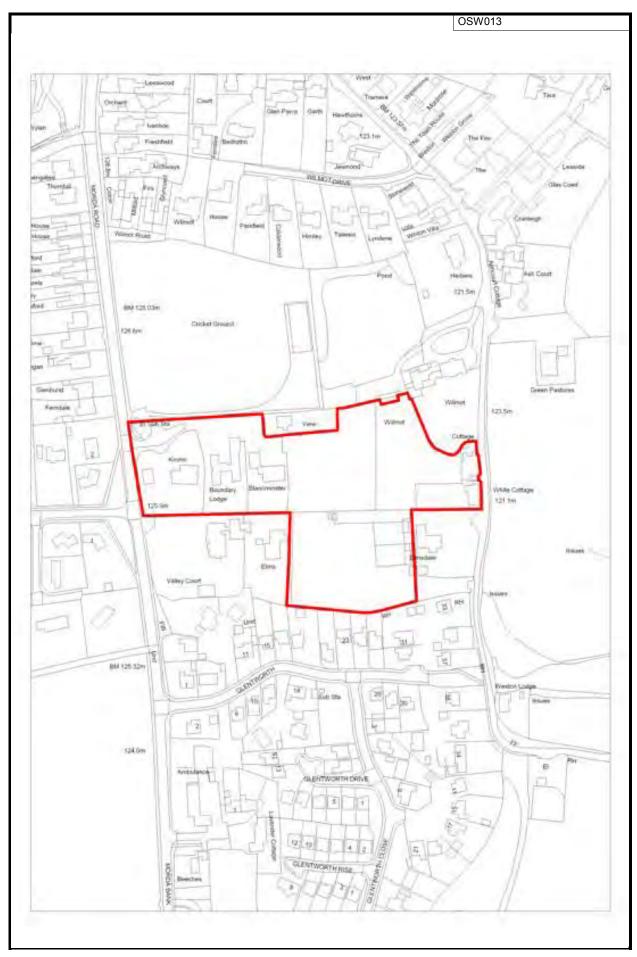
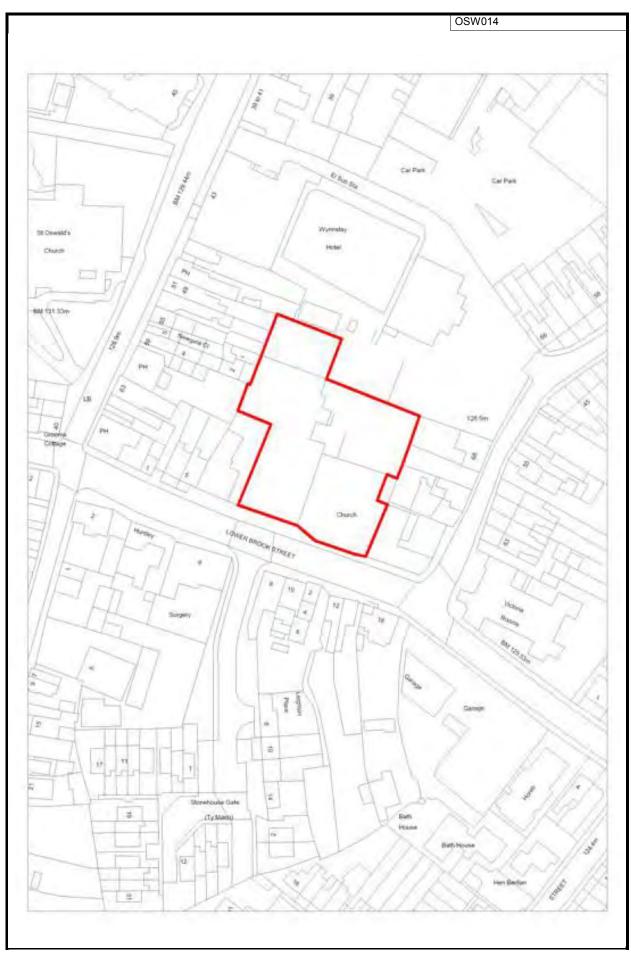
Site ref	Settlement		Site Area	(ha)	Former Local Authority		
OSW013	Oswestry		0.96		Oswestry		
Site Address		Type of site					
Adj. Cricket Ground M	orda Road	Greenfield					
Current/previous la	anduse		Planning status				
Mixed		Allocation (hou	sing)				
Description of site	4 - 14 4 14 lb lb 4 - lb lb - l			- 4	A second less describe describeration		
of large individually des domestic/garden use a	signed properties adjoins th	ne site. The site compris acent residential proper	es two distind ty). Southern	ct parts part is	a paddock, with access off Weston		
Policy restrictions							
new housing developm	ent in the Borough. ng part of a larger area of l	,			ed for the location of the majority of The site was specifically allocated		
Physical constrain	ts						
None.							
Suitablility summa	ry within settlement developm	and brown dam. — France H	!		able the section the estate		
development.	, mixed communities. The	site has no known policy	/ restrictions	ог риу	sical limitations that would limit		
			allocation, it	is thou	ight possible this site could come		
From the information a	available, it is considered	ed that the site is econor			using will be delivered on the site. ne capacity of the developer to		
Conclusion			-14-10	4- 1	hara adam t		
					been actively promoted in the past n the next 5 years of the plan.		
	Fina	ıl density:		Final	suggested yield:		
	гіпа		5 93	ı ıııdı	25 00		



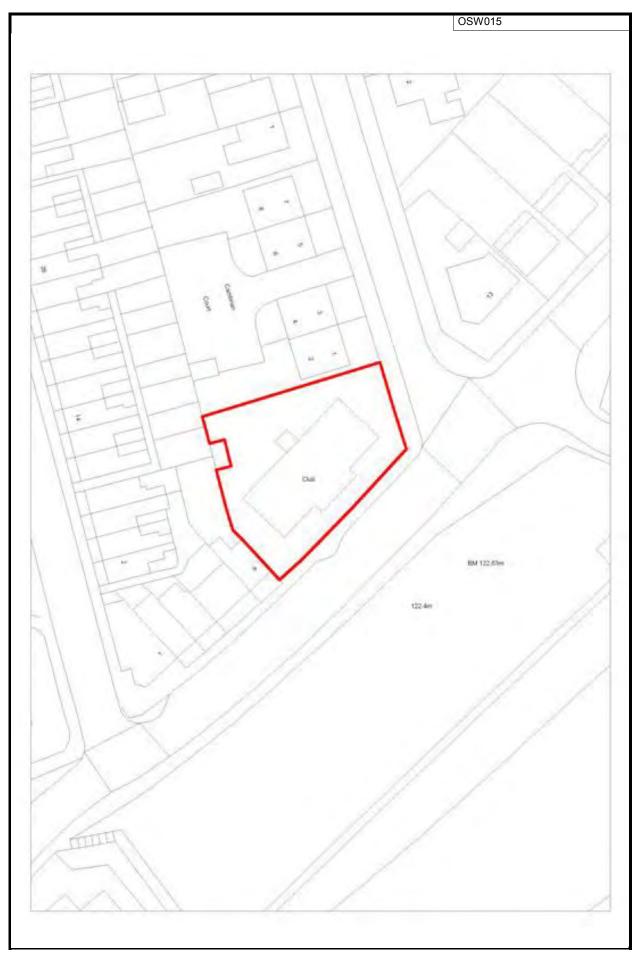
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0014104 :	Settlement		Site Area (ha)	Former Local Authority
OSW014	Oswestry		0.29	Oswestry
Site Address		Type of sit	t <b>e</b>	
Arthurs of Oswestry, L	ower Brook Street	Brownfield		
Current/previous I		Planning s	etatue	
Car dealership	ariduse	No planning s		
Description of site		140 plaining (	J. C.	
Site comprises an exis	ting car dealership on the e	and commercial prope		er Brook Street. All associated gious meeting place of poor quality
Policy restrictions				
new housing developm	ent in the Borough. in a Conservation Area, who			ied for the location of the majority of possible enhance the setting,
Physical constrain	ts			
None.				
	ry ne existing business, the sit	e would provide a suit	table redevelopment	
development and wou	Scope for higher density do do not higher density do do not higher density do do not hat would limit development density do not higher density de la control higher de la control higher density del control higher density de la control higher density	evelopment to reflect of sustainable, mixed	location. The site of	
development and would be physical limitations  Availability summa Information gathered forward for developme	Id contribute to the creation that would limit development would limit development with the creation that we can be considered with the creation of the creati	evelopment to reflect of sustainable, mixed nt.  Idy suggests that there whereship problems whi	location. The site of communities. The site of communities. The site of communities is communities.	ers a suitable location for site has no known policy restrictions esite being available and coming opment here and the site has been
Availability summa Information gathered forward for developme promoted by a development of the company of the c	ary  I for the purposes of this stunct. There are no legal or owner/ landowner to the Councilland and available, it is considered to	evelopment to reflect of sustainable, mixed nt.  udy suggests that there vivership problems which previously or for the content of that there is a reasonal that the site is econ	e is confidence in the control of the second limit development	ers a suitable location for site has no known policy restrictions esite being available and coming opment here and the site has been
Availability summa Information gathered forward for development and wellopment and sell the complete and sell the Conclusion Site is suitable subject	ary  If or the purposes of this stunct. There are no legal or owner/ landowner to the Councer/ landowner to the Councer/ landowner to the Councer/ landowner is available, it is considered to available it is also considered housing in this area is good	evelopment to reflect of sustainable, mixed nt.  ady suggests that there where the problems which proviously or for the extra the theorem is a reasonable that there is a reasonable that the site is econd.	e is confidence in the control limit development of this straight able prospect that he comically viable and	e site being available and coming opment here and the site has been udy.
Availability summa Information gathered forward for developme promoted by a development the information accomplete and sell the	ary  If or the purposes of this stunct. There are no legal or owner/ landowner to the Councer/ landowner to the Councer/ landowner to the Councer/ landowner is available, it is considered to available it is also considered housing in this area is good	evelopment to reflect of sustainable, mixed nt.  ady suggests that there where the problems which proviously or for the extra the theorem is a reasonable that there is a reasonable that the site is econd.	e is confidence in the control limit development of this straight able prospect that he comically viable and	e site being available and coming opment here and the site has been addy.
Availability summa Information gathered forward for developme foromoted by a develop From the information a complete and sell the  Conclusion Site is suitable subject	ary  If for the purposes of this stunct. There are no legal or owner/ landowner to the Councer/ landowner to the Councer/ landowner to the considered to available, it is also considered housing in this area is good to the relocation of the existime frame.	evelopment to reflect of sustainable, mixed nt.  ady suggests that there where the problems which proviously or for the extra the theorem is a reasonable that there is a reasonable that the site is econd.	e is confidence in the control of the second length	e site being available and coming opment here and the site has been addy.



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Site ref	Settlement		Site Area (ha)	Former Local Authority
OSW015	Oswestry		0.07	Oswestry
Site Address	over Operated Old I Old	Type of site		
	ay Social Club, Gobowen Road	Brownfield		
Current/previous lar Social Club	nduse	No planning sta		
Description of site				
Gobowen Road on its ap		isting terrace of 2	storey properties	red prior to redevelopment. Site front adjoins site on west boundary. Sma
Policy restrictions				
Vithin settlement bounda new housing developmer		ments (Local Plan	Policy H5) identi	fied for the location of the majority of
•	•			
Dhysical constraints				
Physical constraints  None.	i			
Suitablility summary				
				or development and would contribute s or physical limitations that would
orward for development	or the purposes of this study sug	ip problems which	could limit devel	ne site being available and coming opment here and the site has been udy.
Achievability summa	anv			
□From the information as	vailable, it is considered that the			ousing will be delivered on the site. the capacity of the developer to
				planning application, this would
	lld come forward within the next			
	<b></b> .	-11		
	Final dens	sity:	Fina	ıl suggested yield:



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Site ref	Settlement		Site Area (h	a) Former Local Authority			
OSW016	Oswestry		0.06	Oswestry			
Site Address		Type of site	)				
Wholesale Meatsale		Brownfield					
Current/previous	landuse		Planning status				
1 Shops  Description of sit		No planning s	atus				
Small site comprising	former Wholesale Meatsale			w site with a frontage at either end on x of residential, commercial and other			
Policy restriction	s						
	indaries of one of the Larger ment in the Borough.	Settlements (Local Pla	n Policy H5) ider	itified for the location of the majority o			
Physical constrai							
varrow site dictates i	ayout options, but scope for	access off both Willow	Street and Oak S	street.			
Suitablility summ	ary						
housing developmen		ocation for developmen	t and would contr	ble, the site is considered suitable for ibute to the creation of sustainable, would limit development.			
nousing developmen	t. The site offers a suitable lo	ocation for developmen	t and would contr	ribute to the creation of sustainable,			
housing developmen mixed communities.	t. The site offers a suitable lo The site has no known police	ocation for developmen	t and would contr	ribute to the creation of sustainable,			
housing developmen mixed communities.  Availability summore provided in the communities of the communities o	t. The site offers a suitable lot The site has no known policing the site has no known polici	ocation for developmen y restrictions or physica udy suggests that there wnership problems whice	t and would control limitations that value in the confidence in the could limit devi	the site being available and coming elopment here and the site has been			
Availability summore of the communities.  Availability summore of the communities of the	t. The site offers a suitable lot. The site has no known police.  The site has no known police.  The site has no known police.  There are no legal or own oper/ landowner to the Councillandowner to the Councillandowner.	udy suggests that there whership problems which cil previously or for the	is confidence in the could limit devipurposes of this ble prospect that	the site being available and coming elopment here and the site has been			
Availability summarked communities.  Availability summarked forward for development of the example of the examp	nary ed for the purposes of this strengt. There are no legal or over open and analysis analysis and analysis analysis and analysis analysis and analysis analysis and analysis analysis and analysis analysis analysis and analysis a	udy suggests that there whership problems which cil previously or for the little that there is a reasonated that there is economic that the site is	is confidence in the could limit devipurposes of this ble prospect that	the site being available and coming elopment here and the site has been study.			
Availability summulation gathers forward for development or ome of the information gathers forward for development or ombies and sell the complete and sell the conclusion.  Conclusion The site is considered.	t. The site offers a suitable lot. The site has no known police. The site has no legal or own poper, landowner to the Country. It is considered a available, it is considered available it is also considered to housing in this area is good.	udy suggests that there whership problems which cil previously or for the that there is a reasonated that the site is econodi.	is confidence in the could limit devipurposes of this ble prospect that mically viable an	the site being available and coming elopment here and the site has been study.			
Availability summulation gathers forward for development or ome of the information gathers forward for development or ombies and sell the complete and sell the conclusion.  Conclusion The site is considered.	t. The site offers a suitable to The site has no known police. The	udy suggests that there whership problems which cil previously or for the that there is a reasonated that the site is econodi.	is confidence in h could limit developurposes of this ble prospect that mically viable and a subject to recent	the site being available and coming elopment here and the site has been study.			



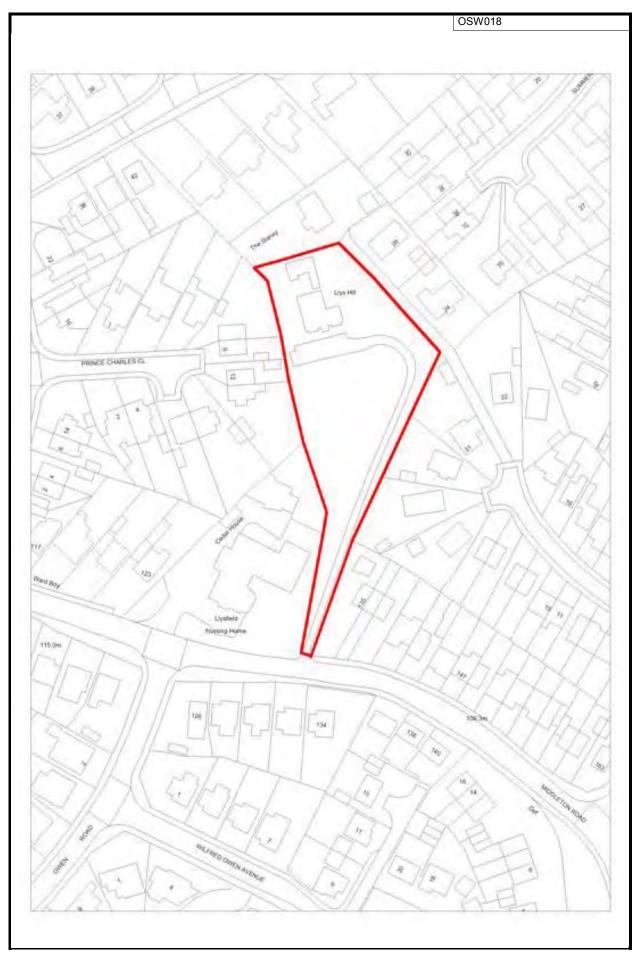
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Site ref	Settlement		Site Area	(ha)	Former Local Authority		
OSW017	Oswestry		0.12		Oswestry		
Site Address		Type o	of site		•		
Former Play Area, Old F	ort Road	Brownfie					
<u> </u>	ırrent/previous landuse		Planning status				
ormer play area	14400		ication discussion				
Description of site							
east and south. Woodsid		field to north. Sin			rgrown. Local authority housin existing housing off Old Fort I		
Policy restrictions							
new housing developmen		,	,		d for the location of the majori equirements.	ty of	
Physical constraints							
single track access betw	een existing housing off (	old Fort Road.					
housing. □From the info					ted to the provision of affordat		
	and would contribute to to the mitations that would limit of the mitations that would limit of the mitations that would limit of the mitations are mitations.	he creation of su			ment. The site offers a suitable ties. The site has no known po	9	
restrictions or physical lin	mitations that would limit o	he creation of su development.	stainable, mixed co	ommuni	ties. The site has no known po	e	
Availability summary  Information gathered for	mitations that would limit of the purposes of this study. There are no legal or ow	he creation of su development.	stainable, mixed co	e in the		e blicy	
Availability summary  Information gathered forward for development subject to recent provision	ritations that would limit of the purposes of this stute. There are no legal or owonal enquiries.	he creation of su development. dy suggests that nership problems	there is confidences which could limit of	e in the develop	site being available and comir ment here and the site has be	e blicy	
Availability summary Information gathered forward for development subject to recent provision  Achievability summa	ritations that would limit of the purposes of this stup. There are no legal or owo anal enquiries.	he creation of sudevelopment.  dy suggests that nership problems  hat there is a read that the site is a	there is confidences which could limit of	e in the develop	ties. The site has no known po	ng een	
Availability summary Information gathered for forward for development subject to recent provision  Achievability summa From the information as From the information avacomplete and sell the ho	or the purposes of this stu. There are no legal or owonal enquiries.  Ary vailable, it is considered to allable it is also considere using in this area is good	he creation of sudevelopment.  dy suggests that nership problems  hat there is a read that the site is o	there is confidences which could limit of	e in the develop	site being available and comir ment here and the site has be	e policy	
Availability summary Information gathered for forward for development subject to recent provision  Achievability summa From the information avacomplete and sell the ho	or the purposes of this stu. There are no legal or owonal enquiries.  Ary vailable, it is considered to allable it is also considere using in this area is good	he creation of sudevelopment.  dy suggests that nership problems  hat there is a read that the site is of the s	there is confidences which could limit of	e in the develop	site being available and comir ment here and the site has be	e policy	
Availability summary Information gathered for forward for development subject to recent provision  Achievability summa From the information as From the information as complete and sell the ho	or the purposes of this stu. There are no legal or owonal enquiries.  Ary  vailable, it is considered tailable it is also considere using in this area is good  uitable for development ar within the next 5 year time	he creation of sudevelopment.  dy suggests that nership problems  hat there is a read that the site is of the s	there is confidences which could limit of	e in the develop	site being available and comir ment here and the site has be	e policy	



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Site ref	Settlement			Site Area (ha	Former Local Aι	uthority
OSW018	Oswestry			0.36	Oswestry	
Site Address		1	Type of site			
Llys Hill, Middleton Road			rownfield			
Current/previous landu	ISA		Planning sta	atus		
Residential	· · · · · · · · · · · · · · · · · · ·		re-application			
Description of site						
Llys Hill is a detached prope Middleton Road behind a nu development on all sides. Ti	irsing home which	ch adjoins the ac	cess drive to	the west. The site	e is surrounded by reside	
Policy restrictions						
Within settlement boundarienew housing development in		arger Settlemen	ts (Local Plan	Policy H5) ident	fied for the location of t	the majority of
Physical constraints						
Visibility from existing acces unsupportive of any residen						
Suitablility summary						
		ny access improv	ement to mee		. The site has developi ts of the Local Highwa	
	g	y access improv	ement to mee			
Availability summary	g	y access improv	rement to mee			
Availability summary □Information gathered for tl forward for development. The promoted by a developer/ la	ne purposes of t here are no lega	his study sugges I or ownership pr	sts that there i	s confidence in the could limit deve	ts of the Local Highway	y Authority.
□Information gathered for the forward for development. The promoted by a developer/last Achievability summary	ne purposes of t nere are no lega andowner to the	his study sugges I or ownership pr Council previous	sts that there i roblems which sly or for the p	s confidence in the could limit develurposes of this s	ne site being available sopment here and the sudy.	and coming ite has been
□Information gathered for ti forward for development. Th promoted by a developer/ la	ne purposes of the nere are no legal andowner to the lable, it is considered it is also considered.	his study sugges I or ownership pr Council previous dered that there i	sts that there i roblems which sly or for the p	s confidence in the could limit develurposes of this side.	ne site being available opment here and the soudy.	and coming site has been don the site.
□Information gathered for the forward for development. The promoted by a developer/law summary □From the information availate complete and sell the housing summary to the self-self-self-self-self-self-self-self-	ne purposes of the pere are no legal andowner to the lable, it is considered it is also coning in this area is the pere area in the pere area is the pere area is the pere area in the pere area in the pere area is the pere area in the pere area in the pere area in the pere area.	his study suggest or ownership processed for council previous dered that there is isidered that the segood.	sts that there is oblems which say or for the parties a reasonable site is economical to the parties of the parties of the parties are as one of the parties	s confidence in the could limit develurposes of this since the prospect that he inically viable and	ne site being available opment here and the study.  Ousing will be delivered the capacity of the development of the development here and the study.	and coming site has been don the site. veloper to
□Information gathered for the forward for development. The promoted by a developer/last summary □From the information availation av	ne purposes of the pere are no legal andowner to the lable, it is considered it is also coning in this area is the pere area in the pere area is the pere area is the pere area in the pere area in the pere area is the pere area in the pere area in the pere area in the pere area.	his study suggest or ownership processed for council previous dered that there is isidered that the segood.	sts that there is oblems which say or for the parties a reasonable site is economical to the parties of the parties of the parties are as one of the parties	s confidence in the could limit develurposes of this since the prospect that he inically viable and	ne site being available opment here and the study.  Ousing will be delivered the capacity of the development of the development here and the study.	and coming site has been don the site. veloper to



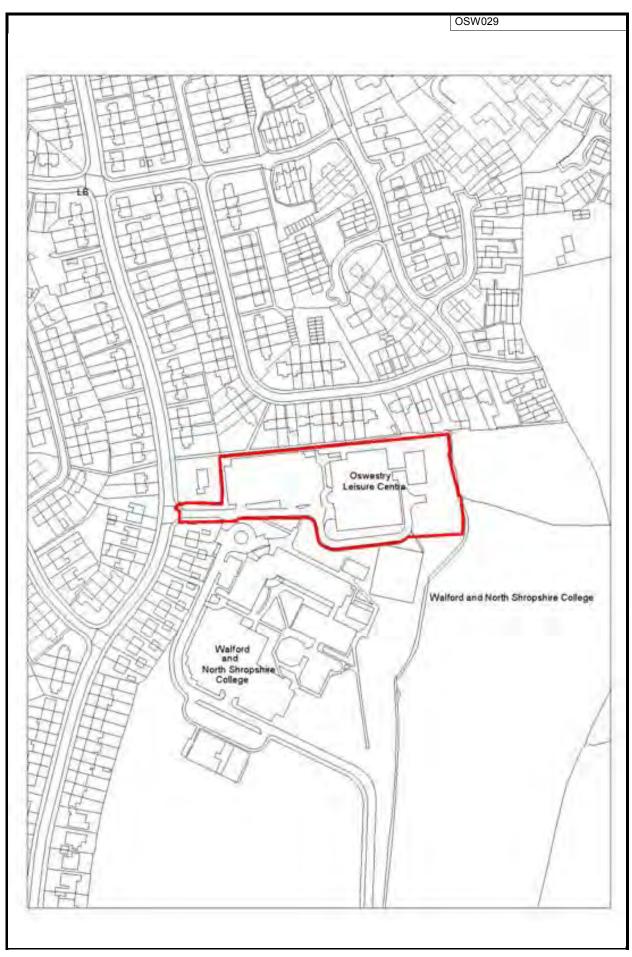
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Site ref	Settlement		Site Area (ha)	Former Local Authority
OSW020	Oswestry		0.40	Oswestry
Site Address		Type of site		
and rear of Llwyn C	ottage, Llwyn Road	Greenfield		
Current/previous	landuse	Planning st	atus	
Indefined		No planning st	atus	
Description of site	е			
orm part of the existi	ng garden to Llwyn Cottage, price, a wooded area of high	neither does it perform	any open space fu	have no previous use. It does not nction. The site is elevated above esidential development to the south.
Policy restrictions				
Vithin settlement bou lew housing developr		Settlements (Local Pla	n Policy H5) identif	ied for the location of the majority of
Physical constrai	nts			
Site is is effectively la	indlocked.			
Suitablility summ				
became available and				could present itself if Llwyn Cottage ahway Authority, could be achieved
became available and off Llwyn Road.				could present itself if Liwyn Cottage ghway Authority, could be achieved
off Llwyn Road.	d a suitable highway access			
off Llwyn Road. Availability summ	d a suitable highway access	, to meet the requireme	nts of the Local Ĥig	ghway Authority, could be achieved
off Llwyn Road.  Availability summ Information has been coming forward for do	d a suitable highway access  ary  agathered for the purposes o	, to meet the requireme	that there is confidence which could lim	
Availability summ Information has been coming forward for do been promoted by a	nary  n gathered for the purposes of evelopment. There are no led developer to the Council pre	, to meet the requireme	that there is confidence which could lim	ghway Authority, could be achieved
Availability summ Information has been coming forward for do been promoted by a second by a second by a second been promoted by a second by a second by a second been promoted by a second b	nary n gathered for the purposes of evelopment. There are no led developer to the Council presentation of the purpose of the council presentation.	of this study to suggest gal or ownership proble viously or for the purpose that there is a reasonat ailable it is also consider	that there is confident which could limited seems of this study.	ghway Authority, could be achieved
Availability summ Information has been coming forward for dopeen promoted by a second by a	nary  n gathered for the purposes of evelopment. There are no led developer to the Council preduced by	of this study to suggest gal or ownership proble viously or for the purpose that there is a reasonat ailable it is also consider	that there is confident which could limited seems of this study.	ence in the site being available and it development here and the site ha
Availability summ Information has been coming forward for dopeen promoted by a second by a	nary  n gathered for the purposes of evelopment. There are no led developer to the Council preduced by	of this study to suggest gal or ownership proble viously or for the purpose that there is a reasonat ailable it is also consider	that there is confident which could limited seems of this study.	ence in the site being available and it development here and the site has
Availability summ Information has been coming forward for dopeen promoted by a second by a	nary  n gathered for the purposes of evelopment. There are no led developer to the Council preduced by	of this study to suggest gal or ownership proble viously or for the purpose that there is a reasonat ailable it is also consider	that there is confident which could limited seems of this study.	ence in the site being available and it development here and the site has
Availability summ nformation has been coming forward for done on promoted by a second power of the common that is the common that is the first own and the common that is the common that is the first own and the common that is the common that	nary  n gathered for the purposes of evelopment. There are no led developer to the Council preduced by	of this study to suggest gal or ownership proble viously or for the purpose that there is a reasonat ailable it is also consider	that there is confident which could limited seems of this study.	ence in the site being available and it development here and the site has
Availability summ nformation has been coming forward for do been promoted by a common to the formation of a developer to confide a developer to confide a speculative developer to every a speculative developer.	nary  In gathered for the purposes of evelopment. There are no led developer to the Council preduce. From the information available, it is considered une. From the information available and sell the housing in the purpose or development subject to over the considered and sell the housing in the purpose of the considered and sell the housing in the considered and	of this study to suggest gal or ownership proble viously or for the purpose that there is a reasonal ailable it is also considenthis area is good.	that there is confidence which could limber of this study.  The prospect that he are that the site is red that the site is red;	ence in the site being available and it development here and the site has been promoted e site might be available, it is not
Availability summ information has been coming forward for done promoted by a common to the formation of a developer to confide a developer to confide a developer to confide a speculative developer to every a speculative developer t	nary In gathered for the purposes of evelopment. There are no led developer to the Council present the purpose of eveloper to the council present the information available, it is considered ure. From the information avanplete and sell the housing in the purpose of development subject to oveloper rather than the landow lect this we have suggested	of this study to suggest gal or ownership proble viously or for the purpose that there is a reasonal ailable it is also considenthis area is good.	that there is confidence which could limber of this study.  The prospect that he red that the site is really that although the rd until the second	ence in the site being available and it development here and the site hat busing will be delivered on the site a economically viable and the capacities at that the site has been promoted e site might be available, it is not



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Dawestry	Site ref	Settlement			Site Area (h	na)	Former Local Authority
Deverting Leisure Centre, College Road  Current/previous landuse  Planning status  Description of site  Its comprises the evising Oswestry Leisure Centre with access off College Road. Main building is set back to the rear of the te with associated car parking to the front. Residential development to north and west. Walford and North Shropshire College digins the site to the south. Open land to the rear.  Policy restrictions  Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of the whoising development in the Borough.  Physical constraints  The existing leisure centre has come to the end of its lifespan. Planning permission has been granted for the development of a reveraplacement facility (Osweld Park) on land off Shrewsbury Road, to the rear of the college. Development is due to commence in early 2009 with an 18 month construction period. On completion on the new facility, the existing site will become valiable for redevelopment.  Suitability summary  The site world provide a suitable brownfield redevelopment apportunity for housing. Alternatively, if required, it could be utilised on the turber expansion of Walford and North Shropshire college. 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 the world limit development.  Availability summary  From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. The site has no known policy restrictions or physical limitations the complete and sell the housing in this area is good.   Decordusion  The information available it is also considered that there is a reasonable prospect that housing will be delivered on the site. The information available to be a south of the properties and sell the housing in this area is good.	OSW029				•		
Deverting Leisure Centre, College Road  Current/previous landuse  Planning status  Description of site  Its comprises the evising Oswestry Leisure Centre with access off College Road. Main building is set back to the rear of the te with associated car parking to the front. Residential development to north and west. Walford and North Shropshire College digins the site to the south. Open land to the rear.  Policy restrictions  Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of the whoising development in the Borough.  Physical constraints  The existing leisure centre has come to the end of its lifespan. Planning permission has been granted for the development of a reveraplacement facility (Osweld Park) on land off Shrewsbury Road, to the rear of the college. Development is due to commence in early 2009 with an 18 month construction period. On completion on the new facility, the existing site will become valiable for redevelopment.  Suitability summary  The site world provide a suitable brownfield redevelopment apportunity for housing. Alternatively, if required, it could be utilised on the turber expansion of Walford and North Shropshire college. 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 the world limit development.  Availability summary  From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. The site has no known policy restrictions or physical limitations the complete and sell the housing in this area is good.   Decordusion  The information available it is also considered that there is a reasonable prospect that housing will be delivered on the site. The information available to be a south of the properties and sell the housing in this area is good.	Site Address	<u> </u>	Tv	oe of site	<u>l</u>		
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The site represents a sustainable location for housing within the settlement boundary, and will become available once the liesul centre has relocated.   Due to fact that the site has been actively promoted, it is thought possible this site could come forward	□From the information	on available, it is consider available it is also cor	sidered that the sit				
	centre has relocated	I. □Due to fact that the					
Final density: Final suggested yield:			Final density:		F:	nol	suggested vield:
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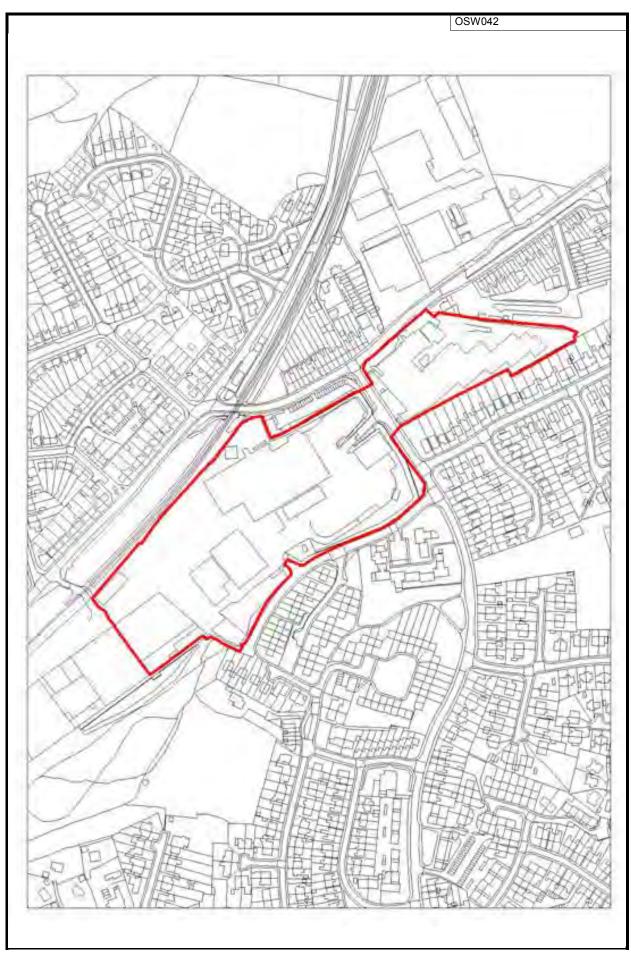
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Site ref	Settlement		Site Area	(ha) Former Local Authority			
OSW033	Oswestry		0.85	Oswestry			
Site Address	-1	Type of	site				
Council Depot, Alexandra	Road	Brownfield					
Current/previous land	, · ·						
Council Depot	use		Planning status  No planning status				
Description of site		i to piaiiiii	g otatuo				
	uses (offices, vehicle n	naintenance, stora	ige). Site is bound	e course. Site contains a number of sing led on all sides by existing residential g distance of town centre.			
Policy restrictions							
Within settlement boundarionew housing development i		Settlements (Loca	l Plan Policy H5) i	dentified for the location of the majority			
Physical constraints							
The Lake Vyrnwy to Liverp	ooi water suppiy pipeiine	e runs through the	site (3.66m Ease	ement each side of the pipeline).			
distance of the town centre sustainable, mixed commu		ble location for de	velopment and wo	ould contribute to the creation of			
Availability summary							
Those Council services wh months. It will then become	e available for redevelor fidence in the site being	oment. □Information available and cor	on gathered for the	ner sites over the course of the next 12 e purposes of this study suggests, evelopment. There are no legal or			
Achievability summar	у						
	able it is also considered	d that the site is e		hat housing will be delivered on the site e and the capacity of a developer to			
Conclusion The site provides a suitable	e Brownfield redevelopn	ment opportunity fo	or housing within a	an established residential area and will			
The site provides a suitable							
	ouncil services have relo		next 12-18 months				



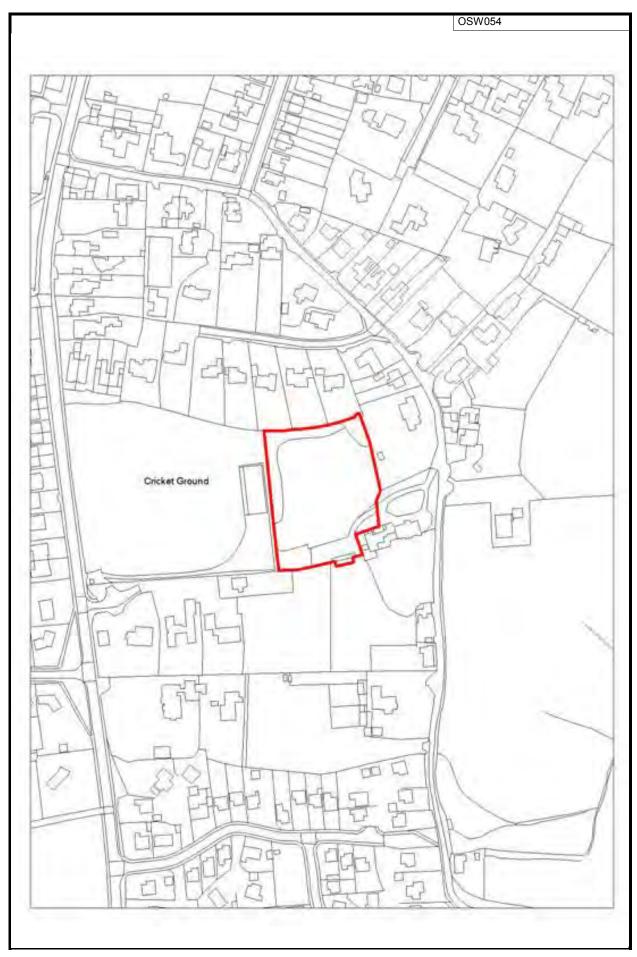
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Site ref	Settlement		Site Area (ha	) Former Local Authority
OSW042	Oswestry		5.96	Oswestry
Site Address	,	Type of s	ite	•
Richard Burbidge sit	e, Whittington Road	Brownfield		
Current/previous landuse		Planning		
actory and warehou	sing	Pre-applica	tion discussion	
Description of sit				currently in manufacturing use (woo
Road, is flat and con storage and car park are located to the so site is occupied by the site. Shelf Bank, a la	tains the main factory premising. This is largely flat, but fauth and east. There is some the former Cambrian Railway andmark area of open space and has three existing access	ses. The larger site, was the larger site, was the larger end of the larger site of the south of the south site of the site of the south site of the site of	vest of Unicorn Road down to Unicorn Ro ousing to the north currently disused, ru h. The larger site is v	ad. The smaller site, east of Unicorn I contains large areas of warehousing ad. Areas of modern suburban housing the south western end of the larger along the northern boundary of the well screened along its southern and obowen Road, is currently being
	undaries of one of the Larger ment in the Borough.	Settlements (Local F	Plan Policy H5) ident	ified for the location of the majority o
here will be a loss o			ll be relocating, usin	g the development of this site to
Physical constra	ints			
lone.				
Suitablility summ				ncluding housing. The site offers a
Δvailahility sumn	narv			
□Information gather	ed for the purposes of this st			he site being available and coming
□Information gather forward for developn	ed for the purposes of this st	wnership problems w	hich could limit deve	he site being available and coming lopment here and the site has been
forward for developn promoted by a devel	ed for the purposes of this st nent. There are no legal or or loper/ landowner to the Coun	wnership problems w cil through pre-applic	hich could limit deve ation enquiries.	lopment here and the site has been
Information gather forward for developm promoted by a developm promo	ed for the purposes of this st nent. There are no legal or or loper/ landowner to the Coun nmary	wnership problems with which was been so with the control of the c	hich could limit dever ation enquiries.  o relocate viably to a sing will be delivered	lopment here and the site has been
Information gather forward for developm promoted by a developm promo	ed for the purposes of this st nent. There are no legal or or loper/ landowner to the Coun mmary le subject to the manufacturi dered that there is a reasonal	wnership problems with which was been so with the control of the c	hich could limit dever ation enquiries.  o relocate viably to a sing will be delivered	lopment here and the site has been new location. □From the information
□Information gather forward for developm promoted by a developm pro	ed for the purposes of this st nent. There are no legal or or loper/ landowner to the Coun mmary le subject to the manufacturi dered that there is a reasonal	wnership problems with which was been so with the control of the c	hich could limit dever ation enquiries.  o relocate viably to a sing will be delivered	lopment here and the site has been new location. □From the information
Information gather forward for developm or omoted by a developm or of the developm or omoted by a developm or of the devel	ed for the purposes of this st nent. There are no legal or or loper/ landowner to the Coun mmary le subject to the manufacturi dered that there is a reasonal facturing uses being able to r	wnership problems wicil through pre-applications and uses being able to ble prospect that houselocate successfully also also also be prospected that houselocate successfully also be prospected to the prospect that houselocate successfully also be also being able to be prospected that houselocate successfully also be also being able to be also being a	hich could limit deveration enquiries.  o relocate viably to a sing will be delivered to a new location.	lopment here and the site has been new location. □From the information
Information gather forward for developm promoted by a developm promoted by a developm Achievability sun This site is achievab available, it is considered by the manufactories of	ed for the purposes of this strent. There are no legal or or loper/ landowner to the Country lan	wnership problems wicil through pre-applications and uses being able to ble prospect that houselocate successfully also also also be prospected that houselocate successfully also be prospected to the prospect that houselocate successfully also be also being able to be prospected that houselocate successfully also be also being able to be also being a	hich could limit deveration enquiries.  To relocate viably to a sing will be delivered to a new location.  For a range of uses, if or retail/leisure uses	new location. □From the information on the site at the current time,



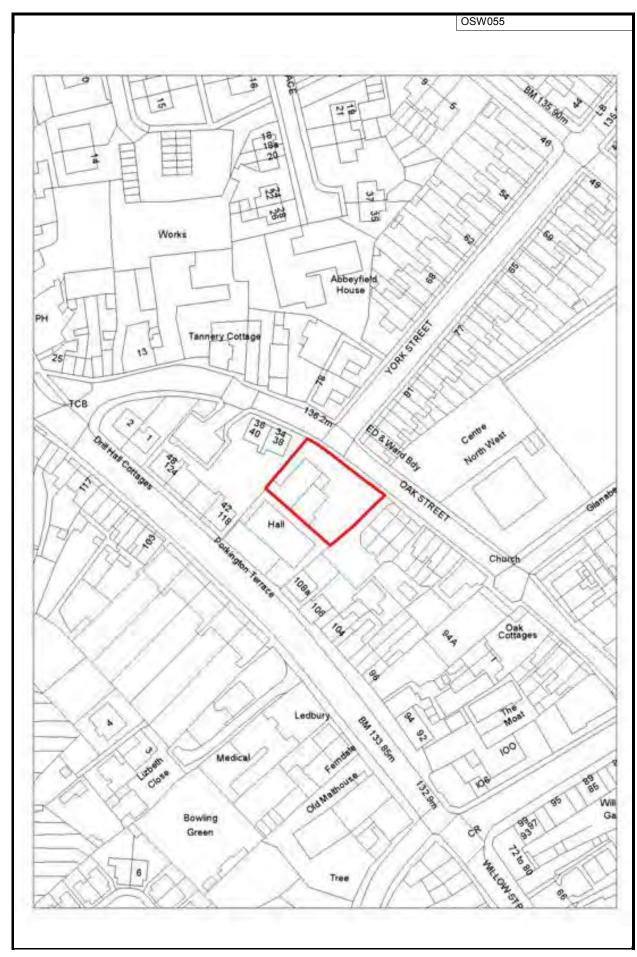
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Site ref	Settlement			Site Area (ha	Former Local Authority
OSW054	Oswestry			0.65	Oswestry
Site Address	1	T,	ype of site		
Land at Plas Wilmot, Westo	on Lane		eenfield		
Current/previous landu		P	lanning sta	itus	
Indefined	130		planning sta		
Description of site			7 - 3		
Flat, regular shaped parcel an established residential a	rea. Site is boun he east and sou	ded by Oswestry th. Site comprise:	Cricket Club	to the west and r	ty set in substantial grounds, within esidential development to the north. ically enclosed with mature trees.
Policy restrictions					
Within settlement boundarie new housing development ir		arger Settlement	s (Local Plan	Policy H5) identi	fied for the location of the majority o
Physical constraints New / improved access to s	erve site would I	oe required from \	Weston Lane		
Suitablility summary					
south.	cope for site to b	e considered ind			naracter of the surrounding residenti- eing served by a new or improved with northern part of site OSW013 to
	cope for site to b	e considered ind			eing served by a new or improved
south.	cope for site to b	e considered ind			eing served by a new or improved
Availability summary  □Information gathered for t	he purposes of t	his study suggesl I or ownership pro	ependently, c	or in conjunction v	eing served by a new or improved with northern part of site OSW013 to not northern part of site OSW013 to not not not not not not not not not
Availability summary  Information gathered for t forward for development. To promoted by a developer/ la	he purposes of t here are no lega andowner to the	his study suggesl I or ownership pro	ependently, c	or in conjunction v	eing served by a new or improved with northern part of site OSW013 to not northern part of site OSW013 to not not not not not not not not not
Availability summary  Information gathered for t forward for development. To promoted by a developer/ la Achievability summary  From the information availa	he purposes of there are no legal andowner to the lable, it is considered ble it is also considered.	his study suggest I or ownership pro Council previousl dered that there is sidered that the s	ependently, constructions that there is oblems which y or for the position of	s confidence in the could limit devel surposes of this stop the prospect that he	eing served by a new or improved with northern part of site OSW013 to not northern part of site OSW013 to not not not not not not not not not
Availability summary  Information gathered for t forward for development. Ti promoted by a developer/ la  Achievability summary  From the information avail From the information avail complete and sell the housi	he purposes of there are no legal andowner to the lable, it is considued it is also coning in this area is ble for housing to	his study suggest or ownership pro Council previousled dered that there is sidered that the second.	ependently, constitutions are as a reasonable is economic density comparison.	s confidence in the could limit develurposes of this state of the prospect that he inically viable and patible with the characteristics.	eing served by a new or improved with northern part of site OSW013 to the site being available and coming opment here and the site has been audy.  Ousing will be delivered on the site, the capacity of a developer to
Availability summary  Information gathered for t forward for development. Ti promoted by a developer/ la  Achievability summary  From the information avail From the information availa complete and sell the housi	he purposes of there are no legal andowner to the lable, it is considered in the lable, it is also coning in this area is ble for housing of the site and the	his study suggest or ownership pro Council previousl dered that there is sidered that the sea good.	ependently, constitutions are as a reasonable is economic density comparison.	s confidence in the could limit develurposes of this state of the prospect that he inically viable and patible with the characteristics.	eing served by a new or improved with northern part of site OSW013 to the site being available and coming opment here and the site has been audy.



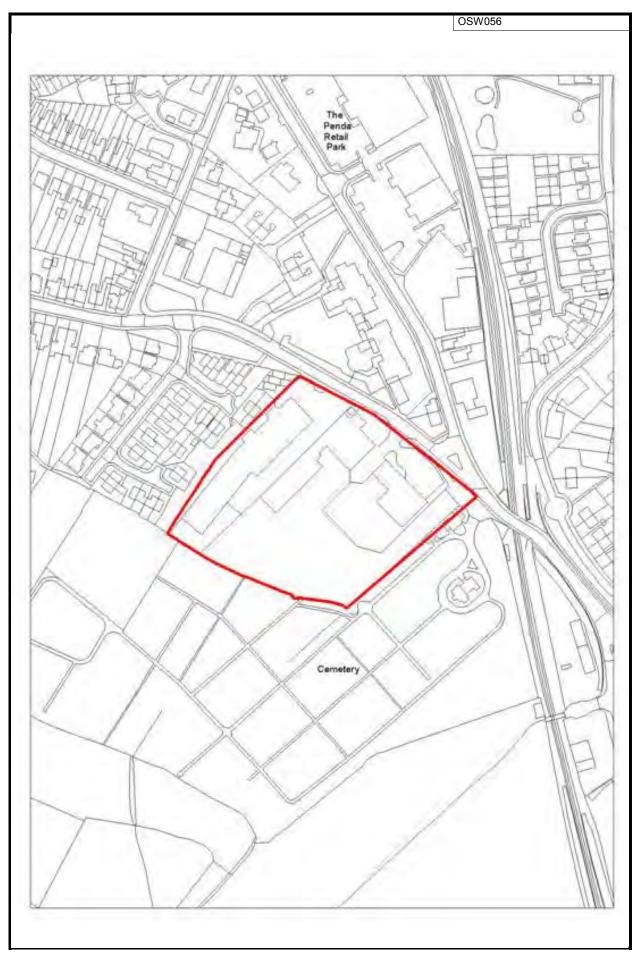
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	<del>.</del>						
Site ref	Settlement		Site Area (ha)	Former Local Authority			
OSW055	Oswestry		0.07	Oswestry			
Site Address	05-24	Type of site					
Roy Evans Garage, Oak		Brownfield					
Current/previous land	duse		Planning status				
Garage		No planning sta	itus				
	nd yard now used only for o			of poor quality. Site is located within ed for housing.			
Policy restrictions	- Cital aron C	" - sel Dlon		City and analysis			
Within settlement boundar new housing development		ettlements (Local Plan	Policy H5) Identifie	ed for the location of the majority of			
Physical constraints							
None.							
Suitablility summary	2 11 B Cald and acce	· · · · · · · · · · · · · · · · · · ·	i data in al	ose proximity of the town centre.			
	restrictions or physical limi			stainable, mixed communities. The			
		y suggests that there i	s confidence in the	site being available and coming			
forward for development.	There are no legal or own / landowner to the Council	ership problems which	could limit develop	oment here and the site has been			
	ilable it is also considered			using will be delivered on the site. ne capacity of a developer to			
Conclusion							
	suitable Brownfield redeve	elopment opportunity fo	or housing, within cl	ose proximity of the town centre.			
□Due to the nature of the		as was actively promote		S, it is thought possible this site			
	Final	density:	Final	suggested yield:			
		-	7.64	5.00			



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Site ref	Settlement	_	Site Area (ha)	Former Local Authority
OSW056	Oswestry		1.86	Oswestry
Site Address	:	Type of site	•	
JT Hughes / Guttercrest, V		Brownfield		
Current/previous land	use	Planning st		
Car dealership and factory		Pre-application	i uiscussion	
toad. It falls within an area entre. Site is bounded by entre and a small terrace ees along the boundary withound to the rear. Both oundary with cemetery.  Policy restrictions  Within settlement boundaries whousing development in the policy restrictions.  Physical constraints lone.	of mixed uses of residential develo of residential propith the cemetery. dealership comproduced businesses have as of one of the Lanthe Borough.	f a main approach into the to pment to the west and the to erties are located opposite to The factory premises are loc ises three main buildings with their own access off Victorial arger Settlements (Local Plan	wn. It is within reas wn cemetery to the ne site on Victoria I ated on the wester h car display place a Road. Stone wall n Policy H5) identifi	ion of Victoria Road and Salop onable walking distance of the towr south and east. An adult training Road. There is a screen of existing a boundary of the site close to the to the front and a large car storage and screen of trees along southern ed for the location of the majority of including housing, with good
sustainable, mixed commu				contribute to the creation of tions that would limit development.
<b>Availability summary</b> □Information gathered for forward for development. T	the purposes of the control of the purposes of the control of the	is no known policy restriction	is or physical limita	e site being available and coming pment here and the site has been
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Availability summary  Information gathered for forward for development. T promoted by a developer/ I	the purposes of the factor of	ns no known policy restriction is study suggests that there or ownership problems whic Council previously or for the property of the property	is confidence in the could limit developurposes of this stu	e site being available and coming pment here and the site has been dy.
Availability summary  Information gathered for forward for development. T promoted by a developer/ I	the purposes of the purposes of the purposes of the constant o	is study suggests that there or ownership problems whic Council previously or for the part of the part	is confidence in the could limit developurposes of this stuble	e site being available and coming pment here and the site has been
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Availability summary Information gathered for forward for development. To promoted by a developer/ left.  Achievability summary From the information availation and the information availation and sell the house complete and sell the house.  Conclusion The site would provide a set	the purposes of transfer are no legal andowner to the Callable, it is considered it is also considered it is also considered in this area is also considered in the callable it is also considered in the callable it is also considered in the callable in th	is study suggests that there or ownership problems which council previously or for the part of the state of t	is confidence in the could limit developurposes of this stuble prospect that he mically viable and to correct the court of	e site being available and coming pment here and the site has been dy.  Dusing will be delivered on the site. he capacity of a developer to
Availability summary Information gathered for forward for development. To promoted by a developer/ lead of the forward for developer of the forward for developer of the forward for developer of the forward	the purposes of the purposes of the purposes of the purposes of the character and began andowner to the character and th	is study suggests that there or ownership problems which council previously or for the part of the state of t	is confidence in the could limit development of the could limit development of the courposes of this stubble prospect that he mically viable and the courposes of the courposes of the courposes of the courposes of the courpose of the courp	e site being available and coming pment here and the site has been dy.  Dusing will be delivered on the site. he capacity of a developer to



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Site ref	Settlement		Site Area (ha)	Former Local Authority
OSW057	Oswestry		0.73	Oswestry
Site Address	<del>'</del>	Type of site	1	-
lealth Centre/ Adult	Training Centre, Victoria Rd	Brownfield		
Current/previous landuse		Planning sta	atus	
Medical Centre / Adult Training Centre		No planning sta	atus	
Description of sit	е			
nain approach into th actory, car dealershi	single storey. Both facilities are s	iin an area of mixed tion. Site is within re	land uses which in asonable walking o	clude a Police Station, housing, listance of the town centre. Existing

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.

# Physical constraints

Medical Services provided from this site are due to relocate to new a new facility being provided elsewhere in Oswestry. That part of site will then become surplus to PCT requirements.

### **Suitablility summary**

The site would provide a suitable Brownfield redevelopment opportunity for a range of uses, including housing, subject to relocation of existing 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.

# Availability summary

□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.

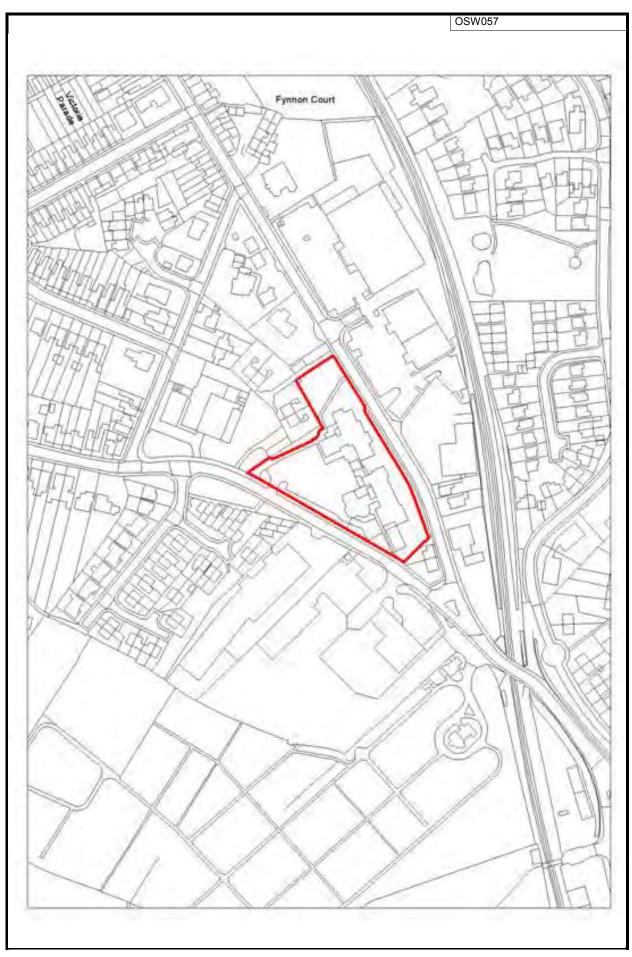
#### **Achievability summary**

Subject to the relocation of these current uses by the PCT, 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 a developer to complete and sell the housing in this area is good.

## Conclusion

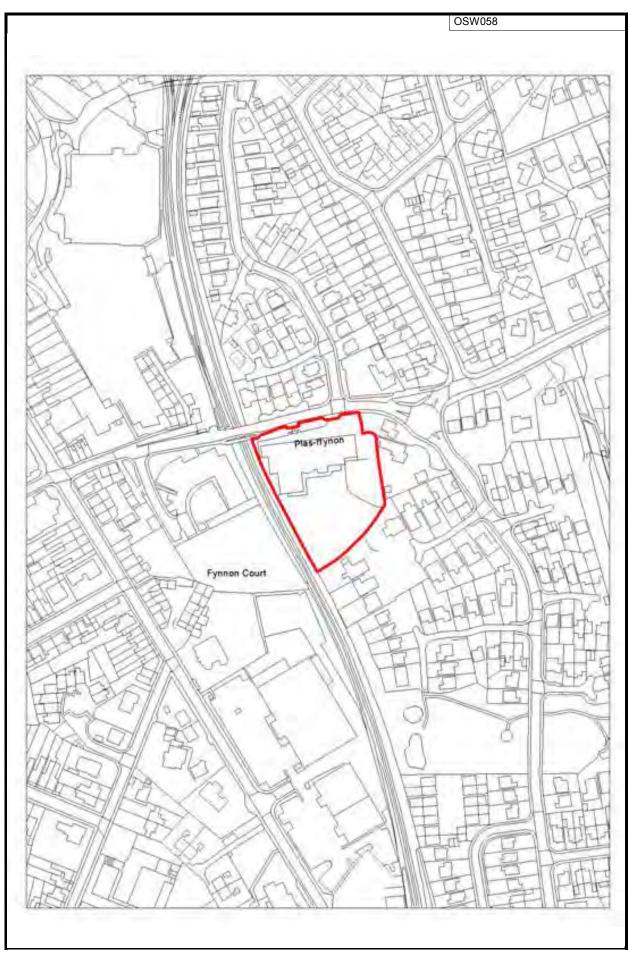
The site would provide a suitable Brownfield redevelopment opportunity for a range of uses, including housing, subject to relocation of existing uses. Due to the nature of the site and the fact that it has was actively promoted in the last UHCS, it is thought possible this site could come forward within the next 5 year time frame.

Final density:		Final suggeste	d yield:
	39.90		29.00



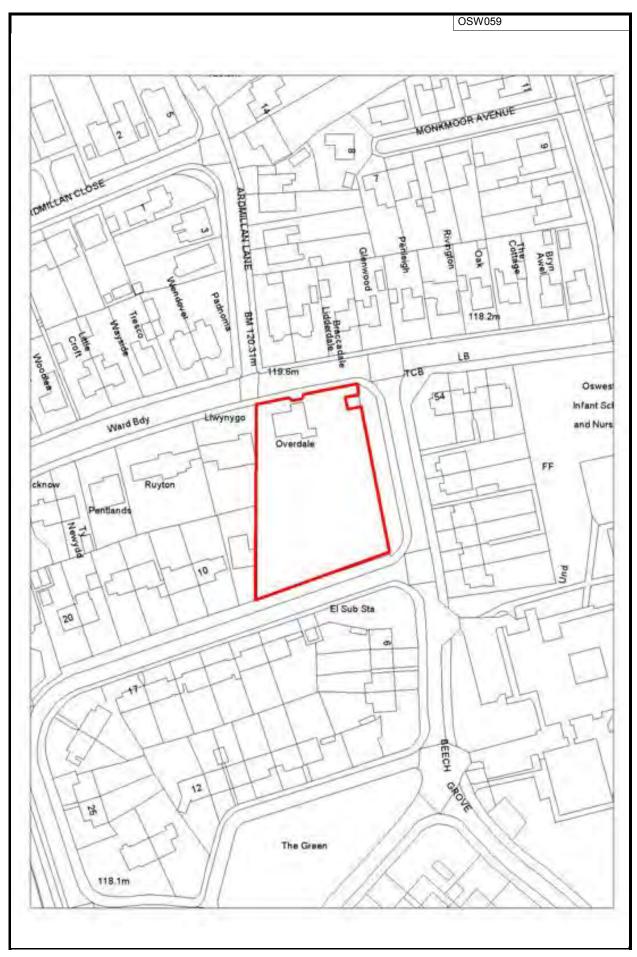
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Site ref OSW058 Site Address			S	ite Area (ha)	Former Local Authority
Site Address	Oswestry			61	Oswestry
	1 ,	Type	of site		<u> </u>
Plasfynnon Inland Revenue	Office	Brownfi			
Current/previous landu	ISE	Plann	ing statu	s	
Offices			ning status		
Description of site		<u> </u>			
formerly a substantial reside	ential property wo o east, with larg	hich was converted to e garden to rear. Rece	office use.	More modern u	at of the town centre. Plasfynnon was Insympathetic extensions have been I has taken place to the south.
Policy restrictions					
Within settlement boundaries		arger Settlements (Lo	cal Plan Po	olicy H5) identifie	ed for the location of the majority of
Physical constraints Two trees on western bound	dary are protecte	ed by a Tree Preservat	ion Order.		
Suitablility summary					otential for housing if the offices
Availability summary					
	nere are no lega	l or ownership problen	ns which co	ould limit develop	site being available and coming oment here and the site has been dy.
□Information gathered for the forward for development. The promoted by a developer/ la	nere are no lega andowner to the	l or ownership problen	ns which co	ould limit develop	oment here and the site has been
□Information gathered for the forward for development. The promoted by a developer/ land the following summary under the information availation for the information availation availation.	nere are no lega andowner to the lable, it is considued it is also con	I or ownership problen Council previously or to dered that there is a re sidered that the site is	ns which co	ould limit develop loses of this stud	oment here and the site has been
□Information gathered for the forward for development. The promoted by a developer/land Achievability summary □From the information availate complete and sell the housing Conclusion	lable, it is considered in the labele it is also conng in this area is	dered that there is a residered that the site is good.	ns which co	ould limit develop poses of this students	using will be delivered on the site.
□Information gathered for the forward for development. The promoted by a developer/land Achievability summary □From the information availated complete and sell the housing Conclusion  Subject to a satisfactory acceptable in the sell state of the sell sell sell sell sell sell sell se	lable, it is considered in the lable, it is also connig in this area is cess being achies surplus to require	dered that there is a residered that the site is good.	ns which co for the purp assonable parasonable parason	puld limit develop poses of this students prospect that hou ally viable and the	oment here and the site has been dy.  Using will be delivered on the site. The capacity of a developer to ottential for housing if the offices act that it has was actively promote



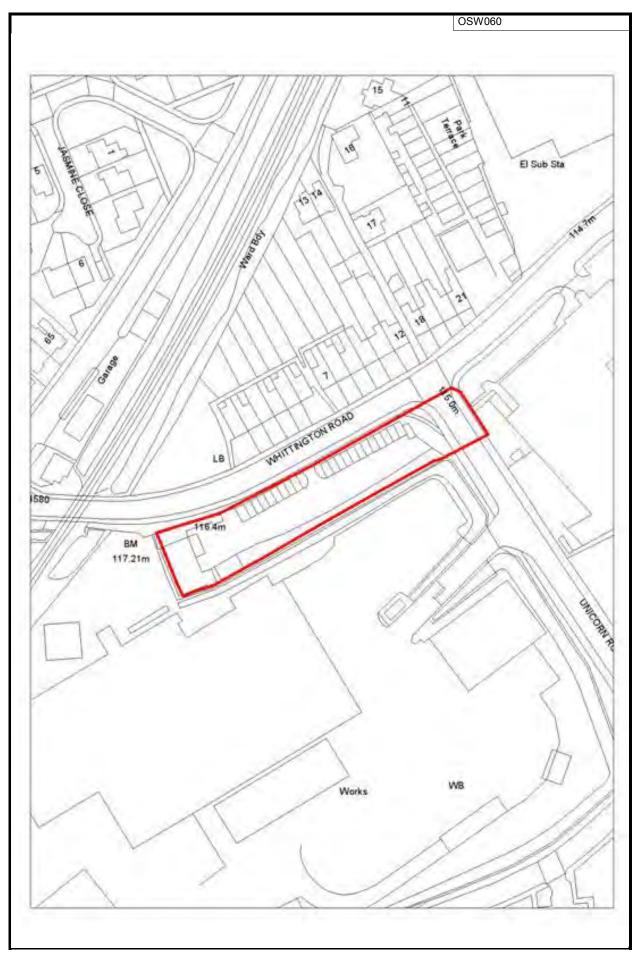
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Site ref	Settlement		Site Area (ha	<u> </u>		
OSW059	Oswestry		0.25	Oswestry		
Site Address		Type of site	)			
Overdale, Middleton F	Road	Brownfield				
Current/previous I	anduse	Planning st				
esidential		No planning status				
Policy restrictions //ithin settlement bour ew housing developm  Physical constrain lone.  Suitablility summa	ndaries of one of the Larger lent in the Borough.	s heavily overgrown wit	n Policy H5) identi	Frove. Property is not maintained a Existing access off Middleton Road		
evelopment and wou		n of sustainable, mixed of		te offers a suitable location for site has no known policy restrictior		
development and would be physical limitations  Availability summand information gathered for development	ary  Indicate the creation of	n of sustainable, mixed on the sustainable, mixed of sustain	is confidence in the	site has no known policy restriction ne site becoming available and conclud limit development here and the		
Availability summa Information gathered forward for developments has been promoted by the information and the information are	ary d for the purposes of this stent at some point. There are do by a developer/ landown  mary on available, it is considered available it is also considered housing in this area is good as a suitable Brownfield rede	udy suggests that there e no legal or ownership er to the Council previous details that there is a reasonal ed that the site is econod.	is confidence in the problems which could be prospect that I mically viable and	site has no known policy restriction ne site becoming available and conclud limit development here and the		
Availability summa Information gatherer forward for developmes site has been promote  Achievability sum From the information complete and sell the  Conclusion The site would provide	ary d for the purposes of this stent at some point. There are do by a developer/ landown mary on available, it is considered available it is also consider housing in this area is good	udy suggests that there e no legal or ownership er to the Council previous details that there is a reasonal ed that the site is econod.	is confidence in the problems which could be prospect that he mically viable and for housing. □ Due this site could continue the could continue th	ne site becoming available and concould limit development here and the boses of this study.  The capacity of a developer to to the nature of the site and the factor of the site and the		



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Site ref	Settlement		Site Area (ha	a) Former Local Authority
OSW060	Oswestry		0.23	Oswestry
Site Address		Type of site	•	
Garages site, Whitting	ton Road	Brownfield		
Current/previous la	anduse	Planning st		
Sarages		No planning s	tatus	
Description of site Small flat narrow site fr		ccommodating two bloc	ks of brick built a	arages serving properties opposite,
lus a small business s	selling timber and wood pro dustrial use. Single point of	oducts. Garages appear	to be used. Matu	re trees along rear site boundary
Policy restrictions				
Vithin settlement boun lew housing developm		Settlements (Local Pla	n Policy H5) iden	tified for the location of the majority of
Physical constrain		lary Local Highway Aut	hority road impro	vement line affects frontage.
	s governing use of garages		попцутова штрго	vernent line anects frontage.
Suitablility summa				
location for developme	line and coming to an agre	eement with the garage the creation of sustaina	users and existin	the Local Highway Authority regarding g business. The site offers a suitable nunities. The site has no known policy
ocation for developme	line and coming to an agreent and would contribute to	eement with the garage the creation of sustaina	users and existin	g business. The site offers a suitable
location for developme restrictions or physical	line and coming to an agreent and would contribute to limitations that would limit	eement with the garage the creation of sustaina	users and existin	g business. The site offers a suitable
location for developme restrictions or physical actions of physical actions. Availability summa Information gathered forward for developme	line and coming to an agreent and would contribute to limitations that would limit	eement with the garage the creation of sustainadevelopment.  udy suggests that there is no legal or ownership	users and existing the state of	g business. The site offers a suitable nunities. The site has no known policy the site becoming available and coming available limit development here and the
location for developme restrictions or physical actions of physical actions. Availability summa Information gathered forward for developme	line and coming to an agreent and would contribute to limitations that would limit arry  I for the purposes of this structured to the purpose of this structured by a developer/ landowned by a developer/ landowned to the purpose of this structured by a developer/ landowned by a developer/ landowned to the purpose of this structured by a developer/ landowned to the purpose of this structured by a developer/ landowned to the purpose of this structured by a developer/ landowned to the purpose of this structured by a developer/ landowned to the purpose of this structured by a developer/ landowned to the purpose of this structured by a developer/ landowned to the purpose of this structured by a developer of the purpose of this structured by a developer of the purpose of this structured by a developer of the purpose of this structured by a developer of the purpose of this structured by a developer of the purpose of this structured by a developer of the purpose of this structured by a developer of the purpose of this structured by a developer of the purpose of this structured by a developer of the purpose of this structured by a developer of the purpose of the purpo	eement with the garage the creation of sustainadevelopment.  udy suggests that there is no legal or ownership	users and existing the state of	g business. The site offers a suitable nunities. The site has no known policy the site becoming available and coming available limit development here and the
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