

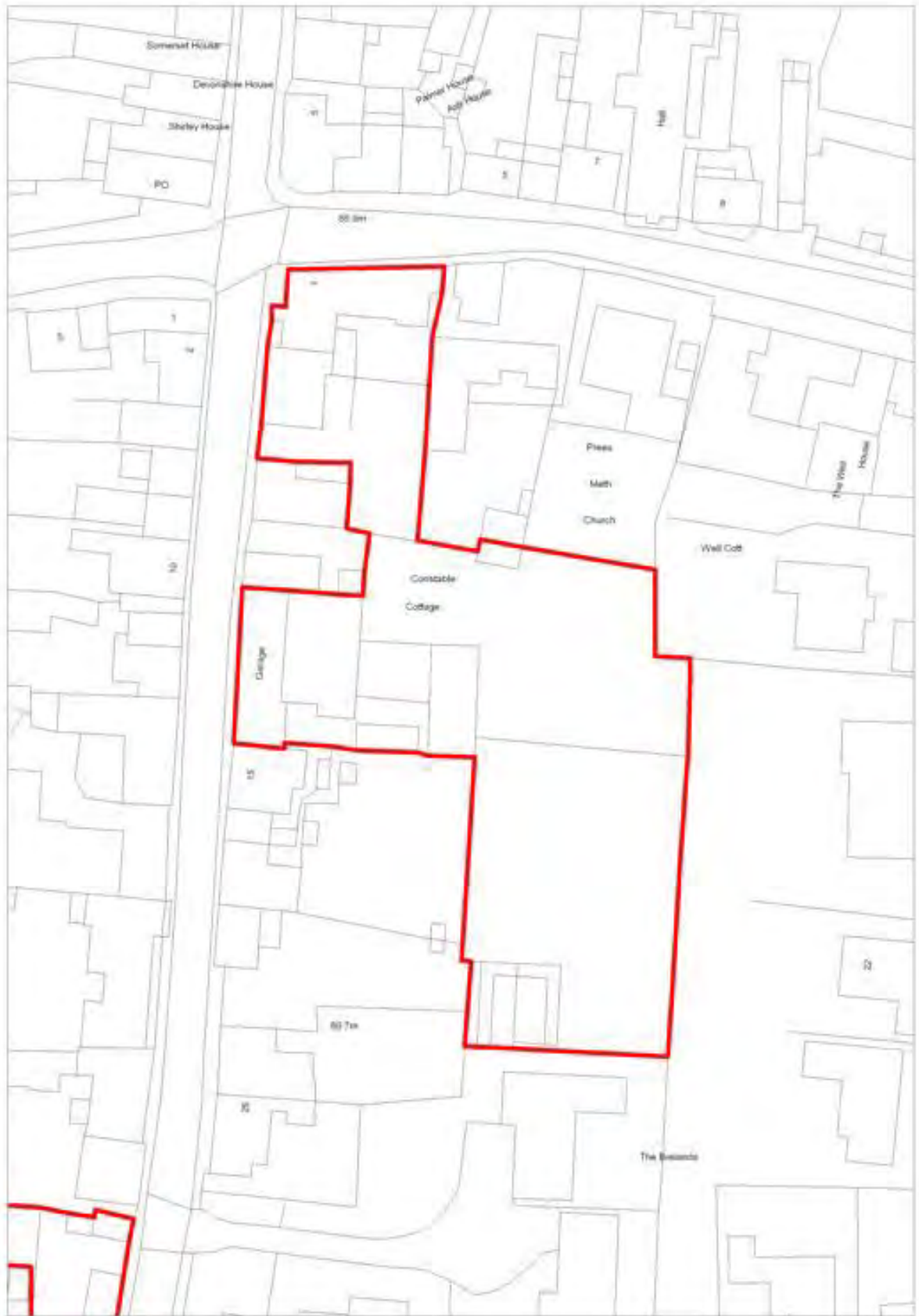
Site ref	Settlement	Site Area (ha)	Former Local Authority
PBY004	Pontesbury	0.19	Shrewsbury and Atcham
Site Address		Type of site	
Land at Rosemary Way		Greenfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>This site is a narrow strip of open land located at Rosemary Way, off Habberley Road. Currently used as a grazing field or paddock- it has a fence and hedges bordering the site. The eastern edge of the site runs alongside the river, and a wooded area. The site also adjoins a large detached dwelling on the southern edge (Glencarne). Surrounding uses comprise residential.</p>			
Policy restrictions			
<p>Within one of the villages with development boundaries (Local Plan Policy HS3), where residential development is acceptable subject to satisfying relevant criteria.</p>			
Physical constraints			
None.			
Suitability summary			
<p>This site is in a very central location and is well placed for development. 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.</p>			
Availability summary			
<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>			
Achievability summary			
<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 in this area is good.</p>			
Conclusion			
<p>This site is in a very central location and is well placed for development. Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.</p>			
		Final density:	Final suggested yield:
		26.40	5.00

PBY004



Site ref	Settlement	Site Area (ha)	Former Local Authority
PRE018	Prees	0.33	North Shropshire
Site Address		Type of site	
Land off Church Street and Shrewsbury Street		Brownfield	
Current/previous landuse		Planning status	
Unknown		Planning permission not started	
Description of site			
This site is a collection of old buildings and back courtyards and parking areas in a central location in Prees.			
Policy restrictions			
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 Council created a master plan in 1994 and the current owners are being encouraged to produce a more up-to-date master plan.			
Physical constraints			
The site has multiple ownership.			
Suitability summary			
Much of the site is suitable for conversion only though there may be scope for new build on part of the site for single dwellings. Care and consideration will need to be given to the historic character of the village centre and the site and surrounding area, to ensure that any conversion or new build is in keeping with local area. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.			
Availability summary			
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.			
Achievability summary			
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.			
Conclusion			
Much of the site is suitable for conversion only though there may be scope for new build on part of the site for single dwellings. Due to the relatively small nature of the site and the fact that 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.			
Final density:		Final suggested yield:	
17.98		6.00	

PRE018



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHI001	Shifnal	0.41	Bridgnorth
Site Address		Type of site	
St Peter's Youth Club, Bridgnorth Road		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
This site comprises a community centre/ youth club with associated grounds and hardstanding. The site is within the settlement boundary and located on the western edge of the settlement. The site is relatively centrally located.			
Policy restrictions			
Within settlement boundaries. Community building safeguarded from loss (Policy RD5). Shifnal is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.			
Physical constraints			
Suitability summary			
From the information available, the site is considered suitable for housing development subject to the community building being demonstrated as being surplus to requirements or relocated elsewhere within Shifnal. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.			
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. A licence agreement with a 3rd party is being investigated by the County Council but the site has been promoted by the County Council for the purposes of this study.			
Achievability summary			
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.			
Conclusion			
The site is suitable for residential development, subject to the applicant demonstrating that there is no longer a need for such a facility. The site has been promoted by the owner and could come forward for development in the short to medium term.			
		Final density:	Final suggested yield:
		29.27	12.00

SHI001



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHI003	Shifnal	7.67	Bridgnorth
Site Address		Type of site	
Land at Wolverhampton Road		Greenfield	
Current/previous landuse		Planning status	
Unknown		Allocation (housing)	
Description of site			
<p>The site is agricultural land on the south eastern edge of the settlement and adjacent to SHI006. The site is part of a larger area which is well defined by a ridgeline to the south, the Shrewsbury to Wolverhampton railway line to the east and the existing built up area of the town to the north west. The site adjoins existing housing and land associated with the primary school. The impact of development here in regard to the wider countryside would be minimal due to the sites potential to integrate well with the existing urban edge.</p>			
Policy restrictions			
<p>Allocated site (Policy SHIF1). Shifnal is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.</p>			
Physical constraints			
<p>There is a large pond to the north of the site which currently accepts Greenfield run off flows. The pond discharges into the Wesley culvert. Grade 2,3a and 3b agricultural land.</p>			
Suitability summary			
<p>The site is an allocated site and therefore is suitable for development. The site offers a suitable location for development and could contribute to the creation of sustainable, mixed communities.</p>			
Availability summary			
<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>			
Achievability summary			
<p>Currently achievable due to allocation within the adopted local plan for housing.</p>			
Conclusion			
<p>Due to the fact that the site is an allocation and it has been actively promoted through the planning system recently, 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 5-10 year time frame.</p>			
		Final density:	Final suggested yield:
		24.79	190.00

SHI003



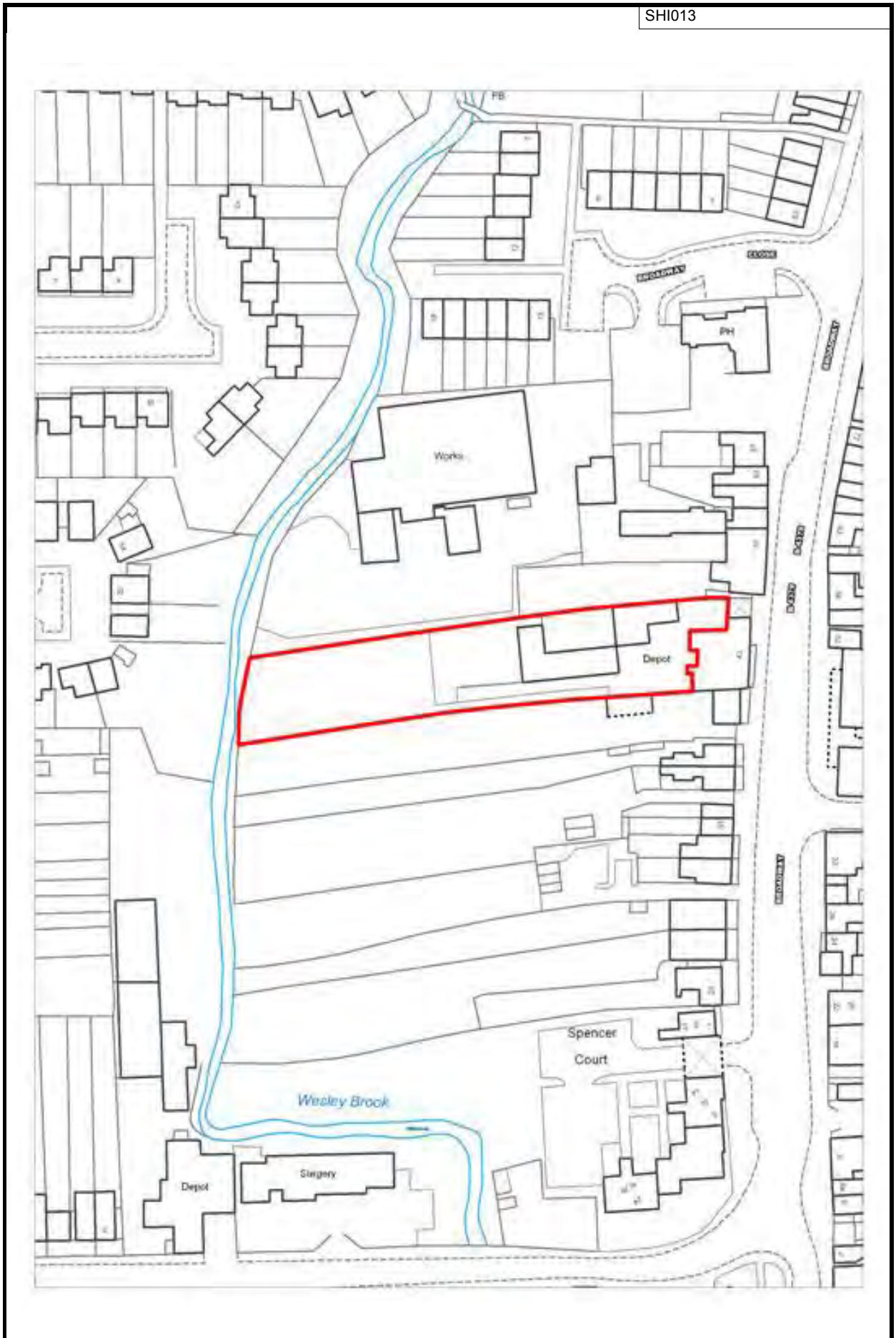
Site ref	Settlement	Site Area (ha)	Former Local Authority
SHI012	Shifnal	0.11	Bridgnorth
Site Address		Type of site	
Jaspers, Shrewsbury Road		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>The site is a restaurant, public house and associated car park. The site is surrounded by residential and retail / food and drink uses together with some office uses. There are a number of mature trees on the site boundary. Wesley Brook and the viaduct run to the rear of the site.</p> <p>The site is in control of David Poyner Homes, the prospective developer.</p> <p>06/0465 – erection of 20 residential units (refused 27/06/06) 05/0872 – erection of 20 residential units (refused 17/12/05)</p>			
Policy restrictions			
Within settlement boundaries. Shifnal is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.			
Physical constraints			
Suitability summary			
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.			
Availability summary			
The site has been subject to a number of schemes for development indicating that there is interest in developing this site..			
Achievability summary			
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.			
Conclusion			
From the information available, the site is considered suitable for housing development, there is developer interest in a scheme and a well designed scheme is considered achievable in the medium term.			
		Final density:	Final suggested yield:
		92.61	10.00

SHI012



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHI013	Shifnal	0.23	Bridgnorth
Site Address		Type of site	
Rear of 43 Broadway		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
This site comprises a strip of backland, behind the high street. The site slopes down from the high street to a watercourse and is within the floodplain. The site has a few old buildings on the site which are used as garages/ parking hardstanding.			
Policy restrictions			
Within settlement boundaries. Shifnal is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District. Within Conservation Area (Policy CN3).			
Physical constraints			
Sloping land and within the flood zone. Poor access.			
Suitability summary			
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 does however have known physical limitations in that the site is located on land within the flood zone and this would have to e overcome before the site would be considered suitable.			
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.			
Achievability summary			
From the information available, it is considered that if the issues of the flood risk on the site can be solved, then 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.			
Conclusion			
From the information available, the site is considered suitable for housing development, there is a planning application indicating that the site is available and a development is considered achievable within the short to medium term.			
Final density:		Final suggested yield:	
48.45		11.00	

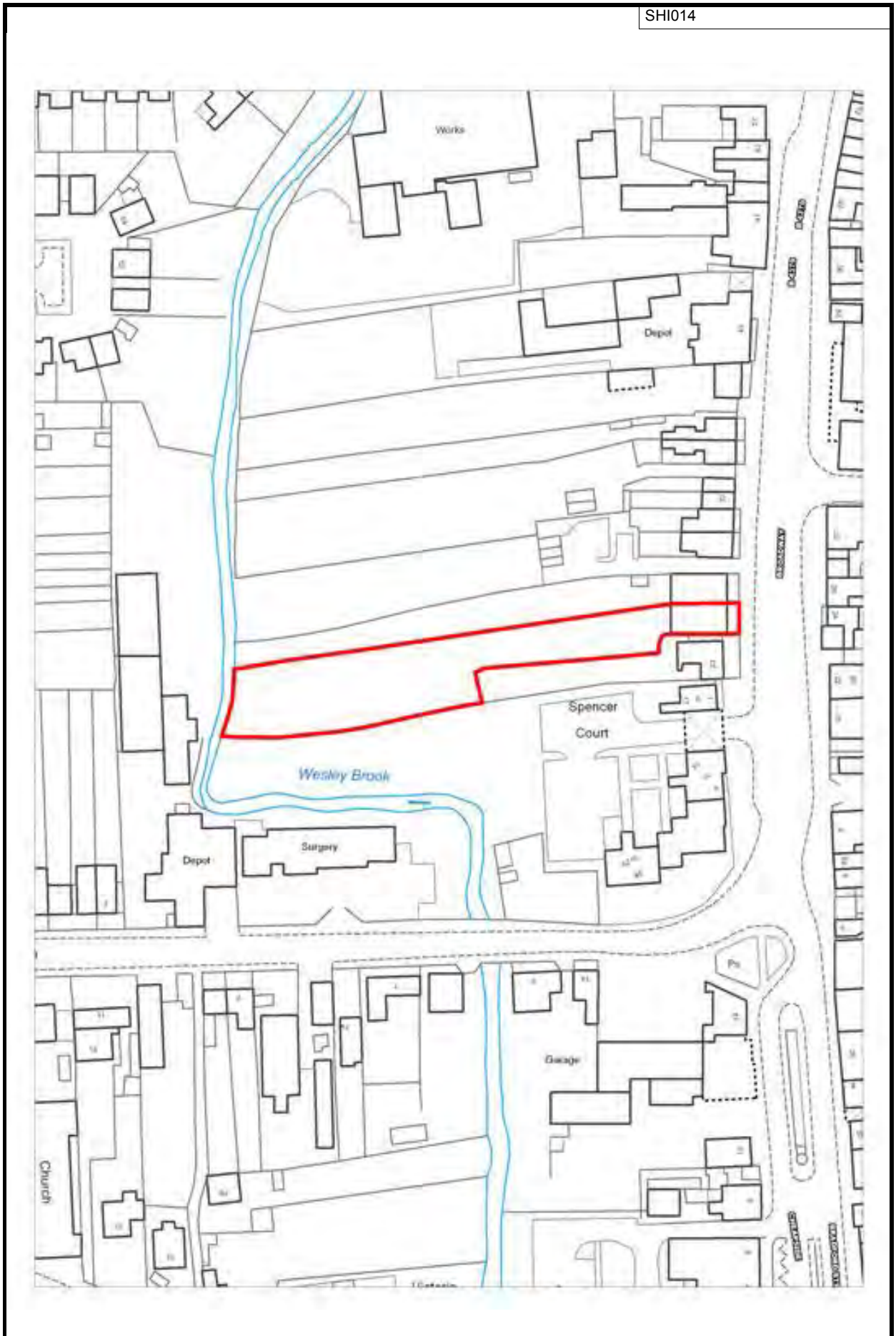
SHI013



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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHI014	Shifnal	0.16	Bridgnorth
Site Address		Type of site	
Rear of 27 Broadway		Brownfield	
Current/previous landuse		Planning status	
Unknown		No planning status	
Description of site			
This site comprises a strip of backland, behind the high street (conservation area). The site slopes down from the high street down to a watercourse and is therefore within the floodplain. The site adjoins SHI009.			
Policy restrictions			
Within settlement boundaries. Shifnal is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.			
Physical constraints			
Sloping land and within the flood zone. Poor access.			
Suitability summary			
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 does however have known physical limitations in that the site is located on land within the flood zone and this would have to e overcome before the site would be considered suitable.			
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.			
Achievability summary			
From the information available, it is considered that if the issues of the flood risk on the site can be solved, then 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.			
Conclusion			
From the information available, the site is considered suitable for housing development, there have been development proposals indicating that the site is available and a development is considered achievable within the short to medium term.			
		Final density:	Final suggested yield:
		49.60	8.00

SHI014



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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHI016	Shifnal	0.08	Bridgnorth
Site Address		Type of site	
Shifnal W.M. Club and land at 77 Aston Road		Brownfield	
Current/previous landuse		Planning status	
Not Known		Not Known	
Description of site			
The site comprises a series of vacant red brick buildings alongside the road which were previously in use as an ex-serviceman club. Site includes land behind a wood depot/ timber yard which is to be retained for employment uses.			
Policy restrictions			
Within settlement boundaries. Shifnal is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.			
Physical constraints			
None.			
Suitability summary			
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.			
Availability summary			
The site has been subject to proposals for development and this suggests that there is confidence in the site being available and coming forward for development.			
Achievability summary			
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.			
Conclusion			
The site is suitable for redevelopment and has been subject to proposals for development indicating potential availability and achievability within the short to medium term.			
		Final density:	Final suggested yield:
		123.90	10.00

SHI016



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