

Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW075	Shrewsbury	1.01	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Land adjacent to Sutton House Farm		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
Site is on the very southern border of the settlement and adjoins sites SHREW114/029/077. The site is a part of a larger parcel which is within the settlement boundary and adjoins existing housing as well as Oteley Road.			
<b>Policy restrictions</b>			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). The site is allocated Greenspace LC4. Identified as a 'Suggested Non-Employment Secondary Development Site' and achieved a score of 30 and ranked 15th in the Faber Maunsell Transport Accessibility Study.			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
This site is considered suitable for potential development but should be subject to further landscape assessment to enable more detailed analysis of the site and its benefits or restrictions.			
<b>Availability summary</b>			
The site is being actively promoted by Roger Parry. 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 in this area is good.			
<b>Conclusion</b>			
This site is considered suitable for potential development subject to further landscape assessment. Due to the fact that the site has been actively promoted, it is thought possible this site could come forward within the second 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		39.78	40.00

SHREW075



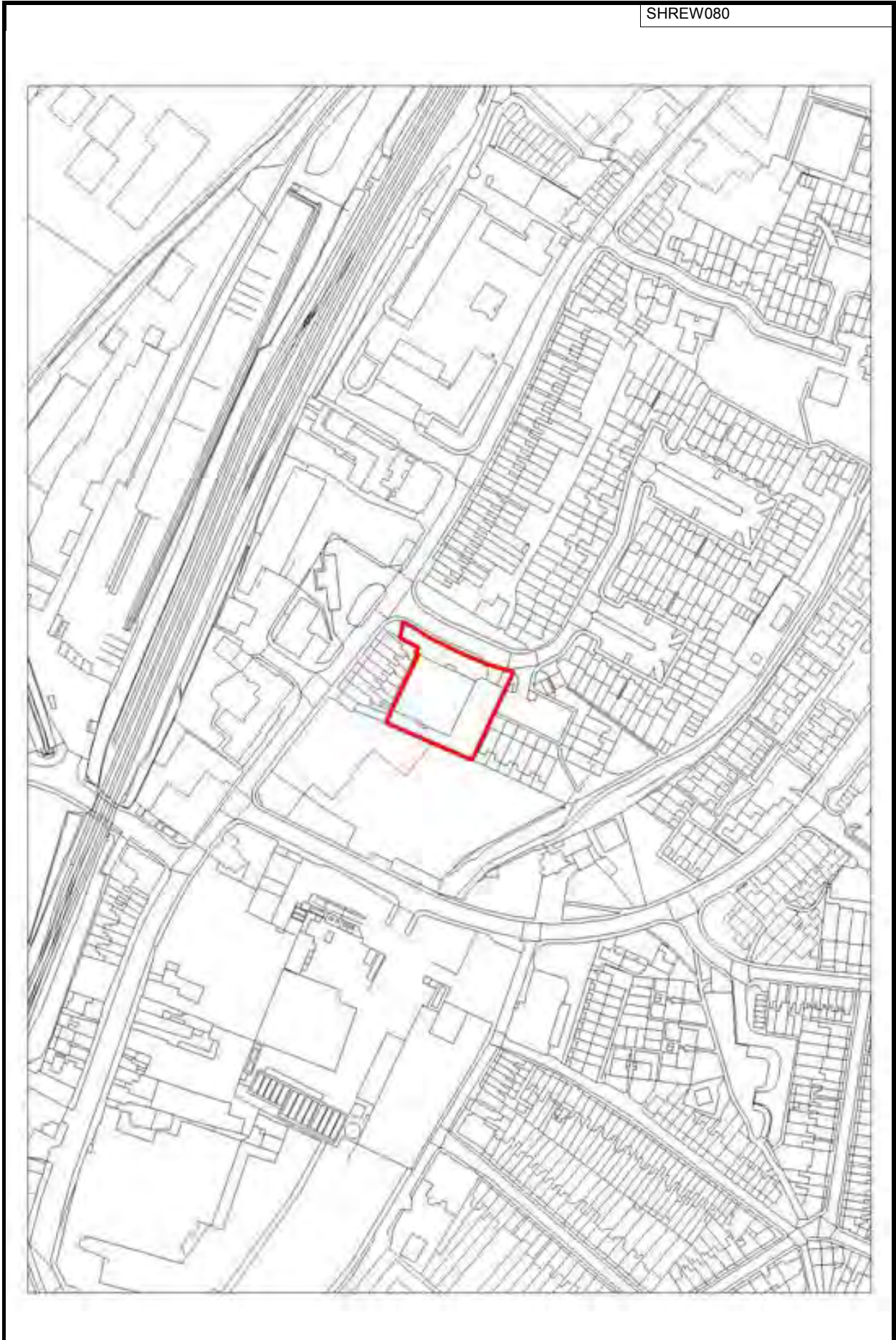
Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW077	Shrewsbury	1.08	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Land at Otely Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
Within settlement boundary. This site comprises Greenfield site which appears to be used for grazing. There is a bungalow adjacent to the site and the mature trees on the boundary.			
<b>Policy restrictions</b>			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).The site is an allocated Greenspace in adopted local plan.			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
The site is suitable for medium density residential development, subject to the site not being required as greenspace.			
<b>Availability summary</b>			
Promoted by Percy Throwers Development Ltd. 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 as the site is suitable and development is being actively promoted.			
<b>Conclusion</b>			
The site is suitable for medium density residential development, subject to the site not being required as greenspace.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		37.06	40.00

SHREW077



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW080	Shrewsbury	0.88	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Site at St Michaels Gate/ St Micheals Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
Site comprises a mature brick built warehouse type building. Site is in close proximity to both old Victorian terraces and new 2 and 2 and a half storey townhouses / maisonettes with some semi detached houses in close proximity.			
<b>Policy restrictions</b>			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). 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>			
<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>			
Site has recently been bought back by Morris Lubricants for future use as storage and parking. There is an obvious opportunity here to develop for housing however, given the continued use of the site for a strong local business, it is unlikely to come forward within the first 5 year timeframe.			
<b>Achievability summary</b>			
The site is situated in an area with a strong housing market, and there are no known ownership problems or issues. It is assumed that the land is uncontaminated due to its longstanding agricultural use. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development.			
<b>Conclusion</b>			
There is an obvious opportunity here to convert the existing building for housing. However, given the continued use of the site for a strong local business, it is unlikely to come forward within the first 5 year timeframe.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		22.80	20.00

SHREW080



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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW081	Shrewsbury	0.56	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Site at Barker Street/ St Austins Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
within the settlement boundary. the site is located within the town centre area and is currently in use for a variety of commercial activities, including offices, college, museum, public houses, church, retail outlets and public car parks. Good road frontage onto Barker Street and St Austins Street.			
<b>Policy restrictions</b>			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). 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>			
<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>			
<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 for the purposes of this study.			
<b>Achievability summary</b>			
The site is situated in an area with a strong housing market, and there are no known ownership problems or issues. It is assumed that the land is uncontaminated due to its longstanding agricultural use. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development.			
<b>Conclusion</b>			
The site is suitable for housing development as part of a mixed use scheme. The agents have expressed that the site would be available from in the medium term and due to the complex nature of the site and location within the conservation area and the existing uses on the site; we have suggested it is not likely to come forward until the 10 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		90.05	50.00

SHREW081

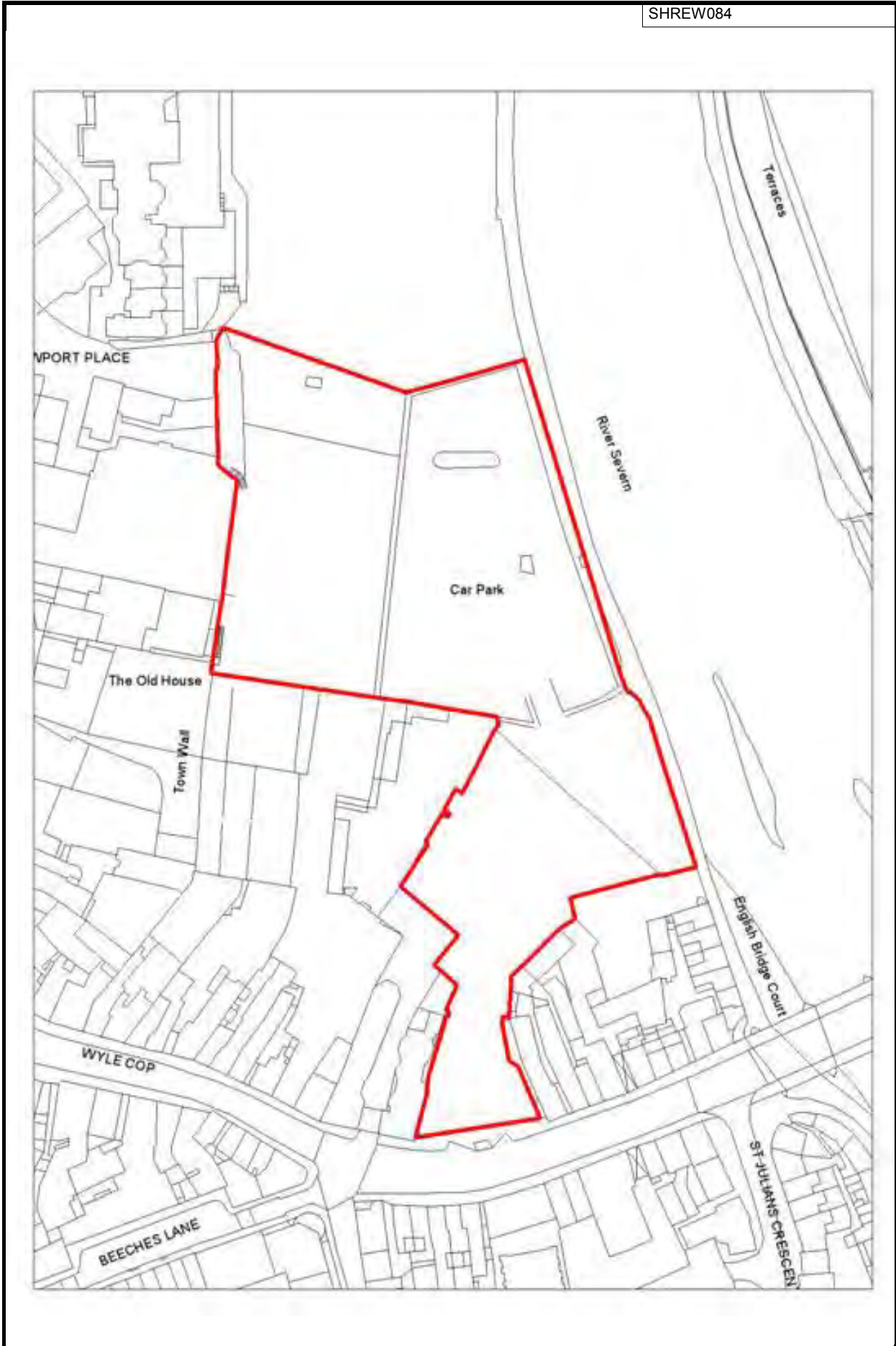


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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW084	Shrewsbury	1.00	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Site at Wyle Cop		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
<p>This site is located within the town centre, adjacent to the centre from the east across the English Bridge. The site has frontage onto Wyle Cop which is a main road into the town centre. Site is currently mainly in use as car parking, but some of the area is unused. A variety of commercial uses including offices, retail outlets and residential surrounds the site to the south and east while an open amenity area exists to the north and the river Severn forms the eastern boundary.</p>			
<b>Policy restrictions</b>			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).</p>			
<b>Physical constraints</b>			
<p>Flood zone 2 and 3 covering approximately 2/3rds of the site.</p>			
<b>Suitability summary</b>			
<p>From the information available, the site is considered suitable for housing development as part of a mixed use scheme, subject to resolving flooding issues. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p>			
<b>Availability summary</b>			
<p>Agents assures short to medium term availability given the existing uses on the site. <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 for the purposes of this study.</p>			
<b>Achievability summary</b>			
<p>The site is situated in an area with a strong housing market, and there are no known ownership problems or issues. It is assumed that the land is uncontaminated due to its longstanding agricultural use. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development.</p>			
<b>Conclusion</b>			
<p>The site is suitable for housing development as part of a mixed use scheme, with delivery in the 5-10 year timeframe.</p>			
<b>Final density:</b>		<b>Final suggested yield:</b>	
		23.89	24.00

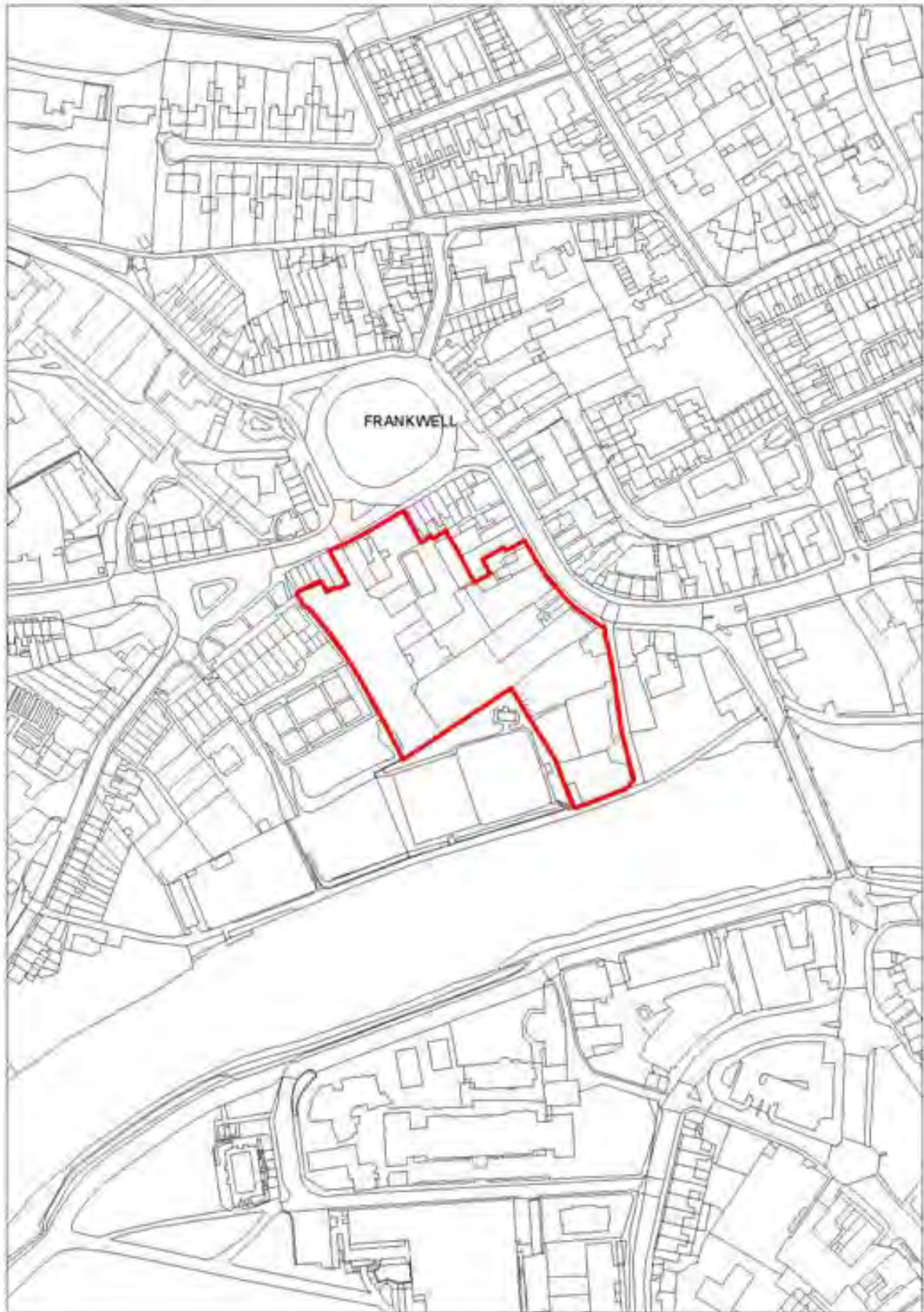
SHREW084



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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW085	Shrewsbury	0.94	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
land at Silkmoor		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
<p>The site is 300m west of Shrewsbury town centre and is served by Frankwell which is a main distributor road. The site is currently in use for a variety of commercial activities including offices, retail, a dairy and residential. These plots back onto the river Severn and the majority of the area is given over to car parking/ turning space.</p>			
<b>Policy restrictions</b>			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).</p>			
<b>Physical constraints</b>			
<p>Flood zone 2 and 3.</p>			
<b>Suitability summary</b>			
<p>Redevelopment would depend on relocation of current uses or a mixed use scheme and the satisfactory mitigation of flooding issues. 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>Agents assures short to medium term availability given the existing uses on the site. <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 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 as the site is suitable and development is being actively promoted.</p>			
<b>Conclusion</b>			
<p>Redevelopment would depend on relocation of current uses or a mixed use scheme and the satisfactory mitigation of flooding issues. Due to the fact that the site has been actively promoted, it is thought possible this site could come forward within the next few years. However, due to the nature of the site and the work required to be done as part of any scheme, plus the existing timeframe for availability, we suggest the site could come forward in the second 5 year time frame.</p>			
<b>Final density:</b>		<b>Final suggested yield:</b>	
31.88		30.00	

SHREW085



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW087	Shrewsbury	1.49	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Site at New Zealand House, Abbey Foregate		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
The site is 800m east of the town centre and is served by Abbey Foregate which is a main distributor road. The site is in use for a variety of commercial activities, including post office, offices, pub, and a garage. some plots fall away to Rea Brook and a large area of car parking and storage space.			
<b>Policy restrictions</b>			
Site is located within settlement boundary and within conservation area. Redevelopment would depend on relocation uses or mixed use scheme.			
<b>Physical constraints</b>			
Site lies within flood zone 2 and bottom end of site lies in flood zone 3			
<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>			
Agents assures short to medium term availability given the existing uses on the site. <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 for the purposes of this study.			
<b>Achievability summary</b>			
The site is situated in an area with a strong housing market, and there are no known ownership problems or issues. It is assumed that the land is uncontaminated due to its longstanding agricultural use. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development.			
<b>Conclusion</b>			
Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next few years. However, due to the nature of the site and the work required to be done for this site to come forward, plus the relocation of existing uses here, we suggest the site could come forward in the second 5 year time frame.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
50.37		75.00	

SHREW087



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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW114	Shrewsbury	9.46	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Land at Sutton Grange, Oteley Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
218. Inside settlement boundary. This site comprises of a plant nursery comprising of a large area of gravelled parking, agricultural buildings, poly tunnels and an area set apart with caravans. The Nursery is set in-between agricultural fields. There are a large number of mature trees along the site. access is via a substantial track.			
<b>Policy restrictions</b>			
Redevelopment of the site is constrained by the floodplain and existing greenspace policy designation (including ecological value to the north).			
<b>Physical constraints</b>			
A footpath and watercourse cross the site to the north and footpaths cross the site. This area (demarked by the floodplain boundary) also forms part of the green infrastructure network.			
<b>Suitability summary</b>			
Identified as a 'Suggested Non-Employment Secondary Development Site' and achieved a score of 30 and ranked 15th in the Faber Maunsell Transport Accessibility Study- see Appendix . A site north of Oteley Road with moderate levels of access by all modes. Road access is available only from Oteley Road limiting options for residential development of such a large site. Residential Increase in accessibility by bus would be achieved by addition of new Oteley Road / Thieves Lane Bus route (see 126, 145, and 608). Road access improvements may require new or upgraded link road as secondary access to site. This site is considered to have future potential for development but should be subject to further landscape assessment to enable more detailed analysis of the site and its benefits or restrictions.			
<b>Availability summary</b>			
The site has been promoted for the purposes of the study and as such we assume that the site is available for development. This site is considered suitable for potential development but should be subject to further landscape and accessibility assessment to enable more detailed analysis of the site and its benefits or restrictions.			
<b>Achievability summary</b>			
The site is situated in an area with a strong housing market, and there are no known ownership problems or issues. It is assumed that the land is uncontaminated due to its longstanding agricultural use. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development.			
<b>Conclusion</b>			
This site is considered suitable for potential development subject to further landscape assessment. Due to the fact that the site has been actively promoted, it is thought possible this site could come forward within the second 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		19.98	189.00

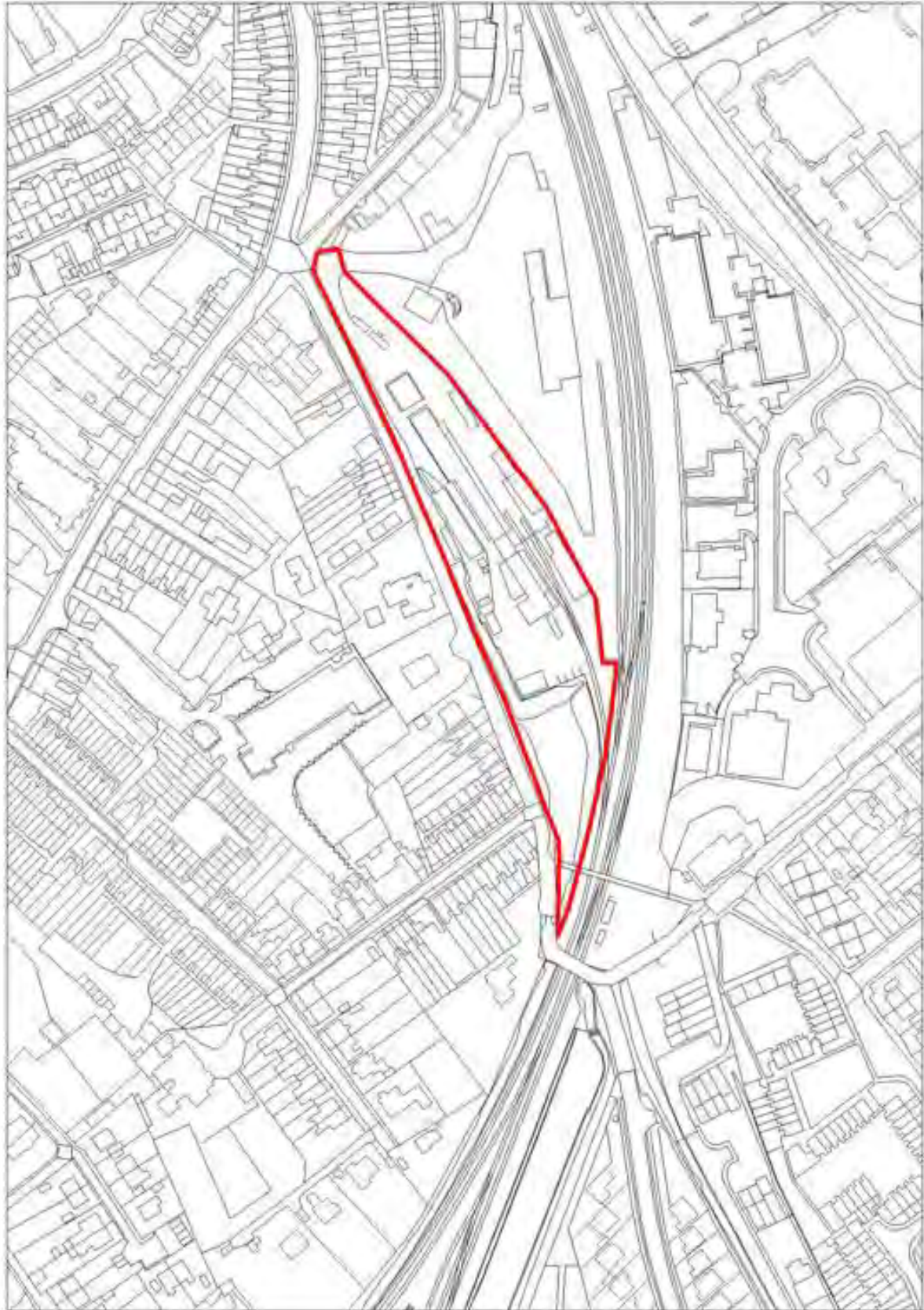
SHREW114



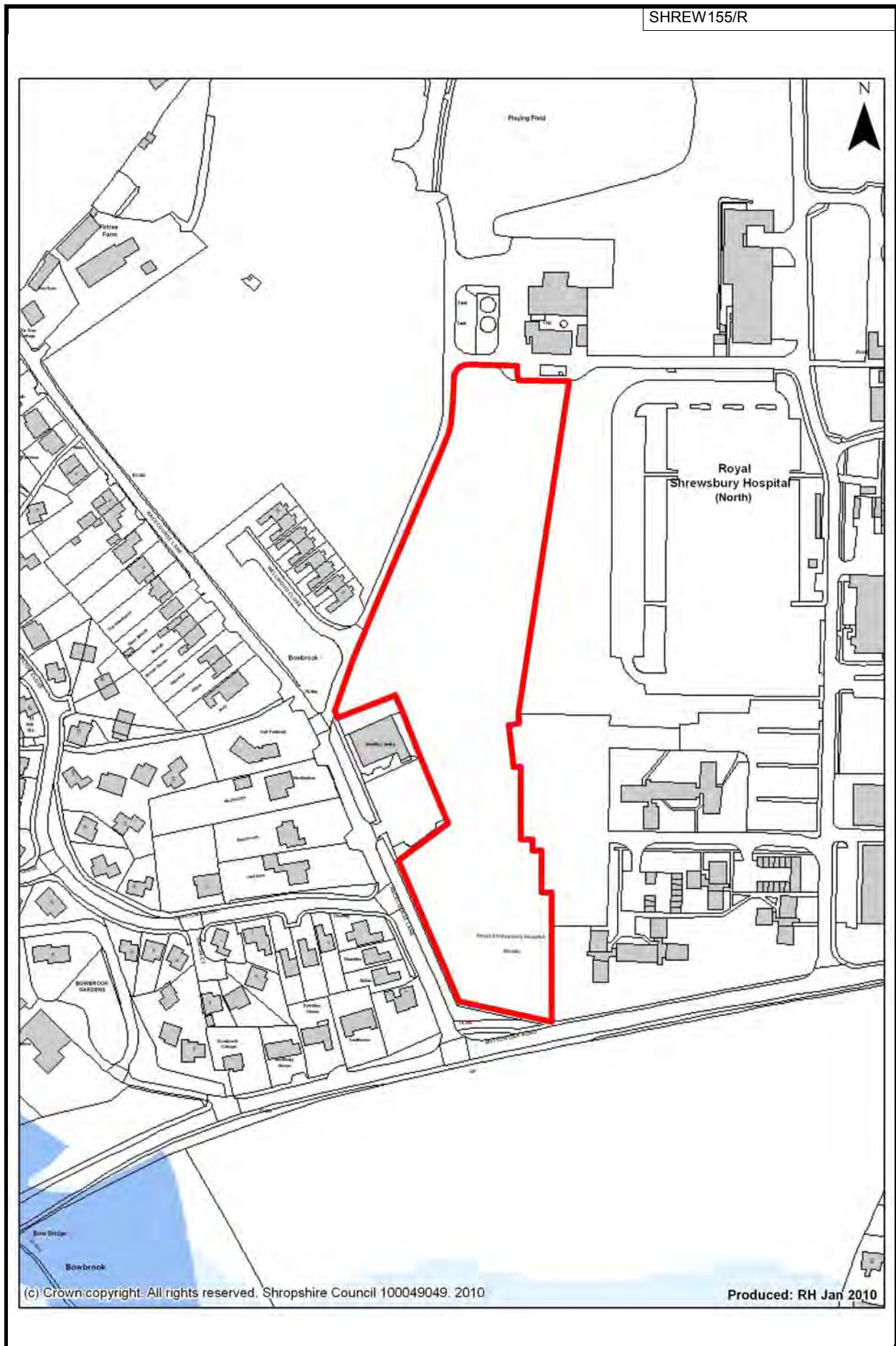


Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW134	Shrewsbury	3.30	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Land at Old Coleham, Shrewsbury.		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
199. The site is within the settlement boundary. The site is a large area of railway sidings and land adjacent to the railway line just to the south of the centre of town. The site comprises a series of sheds/ warehouses and some associated storage, parking space around it. Access is off Betton Street.			
<b>Policy restrictions</b>			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). This site is a suggested Primary development site (non employment) Achieved a score of 50 and ranked 1st in Faber Maunsell Transport Accessibility Study.			
<b>Physical constraints</b>			
Northern part of site is located within flood zone 2. A highly accessible infill site between current residential development and the southbound railway line. Access provided from A5191 Belle Vue Road with good levels of public transport and cycle provision. Residential Few improvements to accessibility are possible but consideration must be given to a new access junction to accommodate traffic to existing residences and on Belle Vue Road			
<b>Suitability summary</b>			
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>			
The site is situated in an area with a strong housing market, and there are no known ownership problems or issues. It is assumed that the land is uncontaminated due to its longstanding agricultural use. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development.			
<b>Conclusion</b>			
The site offers a suitable location 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, dependant on any remediation work that might need to be done.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
40.00		132.00	

SHREW134



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW155/R	Shrewsbury	1.81	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Land off Racecourse Lane		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Allocation (housing)	
<b>Description of site</b>			
<p>The site comprises open space which is currently used for informal and formal recreation. The site is surrounded by the Shelton Hospital (mental health facility) and formal recreation (including former SAHA buildings). Surrounding uses comprise the Royal Shrewsbury Hospital, Gains Park residential estate (2 storey detached and semi-detached) and local retail. A large chimney dominates the views from the site.</p>			
<b>Policy restrictions</b>			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).  The overall site is covered by a number of allocations in the adopted local plan including greenspace (some with recreational value), housing (a) and proposed community facility.  LNC4 Protection of Greenspace.  INF20 Provision of new mental health facility and INF18 Protection of existing community facilities.  Development brief for site prepared in 2003.</p>			
<b>Physical constraints</b>			
Possible contamination from hospital uses, localised surface water drainage is poor and sewerage capacity would require further investigation.			
<b>Suitability summary</b>			
The site is suitable for medium density residential development in accordance with the adopted planning brief. 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 in this area is good.			
<b>Conclusion</b>			
The site is suitable for medium density residential development in accordance with the adopted planning brief, with development coming forward within the next 5-10 years.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		35.99	65.00



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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW158	Shrewsbury	2.34	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
William Farr House, Royal Shrewsbury Hospital		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
This site is a series of derelict hospital buildings and associated land. The site comprises single storey poor quality buildings which have been decommissioned. Surrounding uses comprise site 072 (being taken forward by English Partnerships).			
<b>Policy restrictions</b>			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). NF 19 - Retention of community uses			
<b>Physical constraints</b>			
Possible contamination from hospital uses.			
<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 residential density at medium to high densities, subject to provision of recreation and bowling facility.			
<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 in this area is good.			
<b>Conclusion</b>			
The site is suitable for residential development, subject to the policy tests for retention of community facilities being met, with development coming forward in the medium term.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		29.86	70.00

SHREW158



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW162/R	Shrewsbury	3.41	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
The Sentinel Works, Whitchurch Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
<p>The site is currently occupied by manufacturing plant with associated car parking and turning area. Site is occupied by Doncasters Shrewsbury Ltd. Surrounding uses comprise existing residential areas, comprising of terraced and semi detached style dwellings along Whitchurch Road and backs onto further industrial buildings and the railway. Adjacent to the site to the south is Morrison's supermarket.</p>			
<b>Policy restrictions</b>			
<p>Site is a protected employment site however Shrewsbury Northern Corridor Study highlights opportunity for mixed-use development.</p>			
<b>Physical constraints</b>			
<p>Site maybe contaminated from current uses.</p>			
<b>Suitability summary</b>			
<p>Given the location close to central Shrewsbury and proximity to existing residential uses, it is seen to be suitable for medium / high density residential uses as part of a mixed-use development which retains the employment focus of the site.</p>			
<b>Availability summary</b>			
<p>Agents acting on behalf of the landowner have confirmed that the site is available and could be brought forward within the next five years.</p>			
<b>Achievability summary</b>			
<p>Given the location close to central Shrewsbury and proximity to existing residential uses, it is seen to be suitable for medium density residential uses as part of a mixed-use development which retains the employment focus of the site and meets the objectives of Northern Corridor Study.</p>			
<b>Conclusion</b>			
<p>Site suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings. Some discounting has been applied to allow for the continuation of some employment use on this protected employment site. The site is available and could be brought forward within the next five years.</p>			
<b>Final density:</b>		<b>Final suggested yield:</b>	
20.55		70.00	

SHREW162/R





Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW170	Shrewsbury	0.24	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
9-12 Glenburn Gardens		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
At present the site comprises of 4 bungalows and large gardens situated back to back. Surrounding character is 2 storey residential and there is also a nursery adjacent.			
<b>Policy restrictions</b>			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
The site is suitable for medium density residential uses of 11 units (Net Gain =7) 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 in this area is good.			
<b>Conclusion</b>			
The site is suitable for medium density residential uses. 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>	
46.38		11.00	

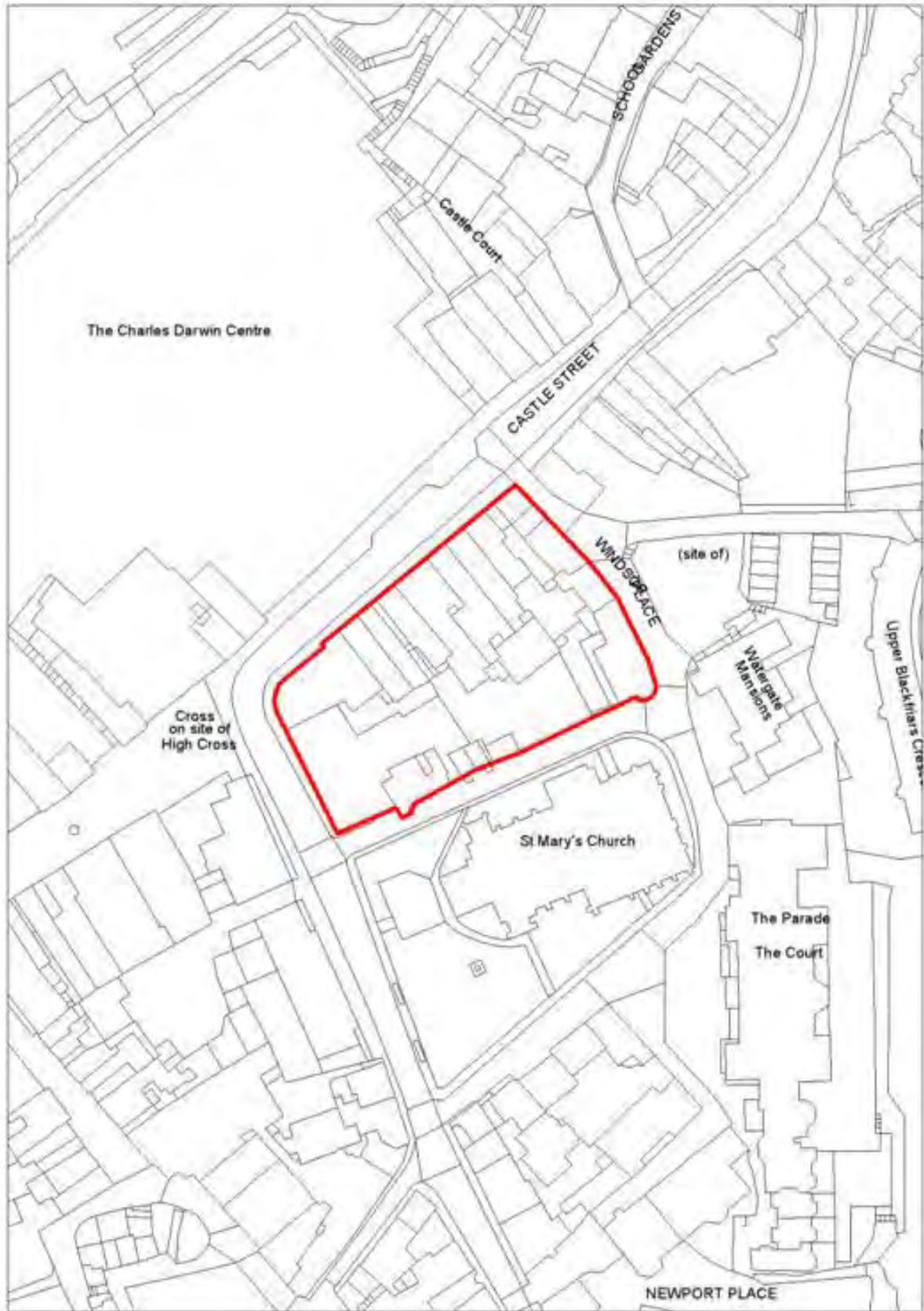
SHREW170



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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW174/R	Shrewsbury	0.33	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Crown House / Land off St Marys Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
The site is located within the central urban core of the city and comprises of the Crown House building and associated land off St Mary's Place. There is a retail frontage and is in a historical area of the city. There is a church in close proximity.			
<b>Policy restrictions</b>			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). The site lies with a Conservation Area and includes a number of listed buildings therefore any development would clearly have to take into account the character of the buildings and surrounding area. Policy S1 and S2 restricts non-retail uses at ground floor level on secondary shopping streets.			
<b>Physical constraints</b>			
Conversion of historic buildings.			
<b>Suitability summary</b>			
The site may be suitable for conversion of upper floors to residential development, subject to retention of protected buildings.			
<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 in this area is good.			
<b>Conclusion</b>			
The site may be suitable for conversion of upper floors to residential development, subject to retention of protected buildings. Due to the fact that the site is already 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>	
59.99		20.00	

SHREW174/R



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW180	Shrewsbury	0.25	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
117 Wenlock Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
Site comprises an overgrown field, bordered by hedges, trees and brick wall. A small outbuilding is located to the rear of the site. The site is surrounded by 2 storey residential dwelling.			
<b>Policy restrictions</b>			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).			
<b>Physical constraints</b>			
Mature trees on 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 medium / high density 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 in this area is good.			
<b>Conclusion</b>			
The site is considered suitable and due to the fact that the site 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>	
24.44		6.00	

SHREW180



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW189	Shrewsbury	5.51	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Radbrook College Complex		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
<p>The site comprises existing buildings, currently occupied as office space. The site forms part of the college complex. (Radbrook College) The site lies approximately one mile from the town centre. The former Walford College site on the complex has already been redeveloped for housing by Shropshire Homes. Access is gained off Radbrook Road, through the main Shrewsbury College entrance.</p>			
<b>Policy restrictions</b>			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). Policy INF 19 - Protection of Community Facilities</p>			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
<p>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 redevelopment as a mixed density or mixed use scheme, as part of the strategic plan to co-locate post-16 education provision.</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>The site is suitable for redevelopment as a mixed density or mixed use scheme, as part of the strategic plan to co-locate post-16 education provision.</p>			
<b>Conclusion</b>			
<p>Given the Councils ambitions to develop the site as a mixed density or mixed use scheme, as part of the strategic plan to co-locate post-16 education provision; it is likely this site could take some time to come forward. Therefore the yields have been placed in the second 5 year timeframe to reflect this.</p>			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		29.02	160.00

SHREW189





Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW192	Shrewsbury	0.19	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Garages, Off Belvidere Lane		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
The site comprises off-road parking and a number of garages in limited use.			
<b>Policy restrictions</b>			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).			
<b>Physical constraints</b>			
Proximity to railway line			
<b>Suitability summary</b>			
The site is suitable for terraced housing development, subject to HA agreeing on-street parking arrangements. 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 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 in this area is good.			
<b>Conclusion</b>			
The site is suitable for terraced housing development. 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>	
26.79		5.00	

SHREW192



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW198	Shrewsbury	2.42	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Ditherington Flax Mill		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
Ditherington flax Mill is the worlds first iron framed building. It fell into disrepair in 1987 and has been declared a building at risk by English Heritage. Surrounding uses comprise a mix including the Bus Depot, residential and commercial units. A public footpath runs to the rear of the site.			
<b>Policy restrictions</b>			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). Listed building. Site is covered by SPG (1997) and Development Brief (2006).			
<b>Physical constraints</b>			
Conversion of building. Flood Zone 2.			
<b>Suitability summary</b>			
The building complex is suitable for sensitive repair and conversion to accommodate a mix of uses, including residential. 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 for the purposes of this study.			
<b>Achievability summary</b>			
Site is covered by SPG (1997) and Development Brief (2006). A preferred development partner has been selected and scheme is being prepared. From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future.			
<b>Conclusion</b>			
The building complex is suitable for sensitive repair and conversion to accommodate a mix of uses, including residential. The conservation element and English Heritage's involvement makes this site likely to come forward within the medium term.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		41.32	100.00

SHREW198



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW206	Shrewsbury	0.49	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Salop Music Centre, St Michaels Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
<p>The site comprises a retail unit currently occupied by Salop Music Centre and it's associated car park. Surrounding uses comprise commercial and retail units. There are residential properties in close proximity to the site. A railway line runs to the rear of the site and St Michaels Street is a primary arterial transport corridor.</p>			
<b>Policy restrictions</b>			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).  Site is adjoining Conservation Area therefore impact of any proposals should be considered. The site is identified as a potential development for mixed uses in the Northern Corridor Regeneration Framework.</p>			
<b>Physical constraints</b>			
<p>The site lies within a flood zone.</p>			
<b>Suitability summary</b>			
<p>The site is suitable for medium to high density residential or mixed-use 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.</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 in this area is good.</p>			
<b>Conclusion</b>			
<p>The site is suitable for medium to high density residential or mixed-use development. 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.</p>			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		38.58	19.00

SHREW206



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW209/R	Shrewsbury	6.67	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Shelton Hospital		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
Site is located within the urban area of Shrewsbury. Comprises of a series of 19th Century buildings currently used as a mental health facility. There are a number of well established trees which together with the landscaped grounds and open space give the site character.			
<b>Policy restrictions</b>			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). The site is identified in the adopted Development Brief for the Royal Shrewsbury Hospital north site, indicating scope for conversion to residential of main Shelton complex (up to 150 units). NF 19 - Retention of community facilities			
<b>Physical constraints</b>			
There are a number of trees on site protected by TPO's.			
<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. The site has no known policy restrictions or physical limitations that would limit development.			
<b>Availability summary</b>			
The site is owned by South Staffordshire and Shropshire Health Care Trust and is in current use. Consultants have been employed to investigate options for replacement provision of this facility within the locality, dependant upon the release of adjoining land by the Secretary of State for Health, and enabling development. Discussions are at an early stage.			
<b>Achievability summary</b>			
Opportunity for this site coming forward is dependant on the relocation of the existing mental health facility. The site is situated in an area with a strong housing market. It is assumed that the land is uncontaminated. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development			
<b>Conclusion</b>			
<input type="checkbox"/> From the information available, the site is considered suitable for housing development. Due to the fact that the site has not been promoted through this study, but came forward from the last UHCS it is considered likely that although the site is available, it might not be likely to come forward until the second 5 year time frame due to the size of the site and possible remediation/contamination work required.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		22.50	150.00

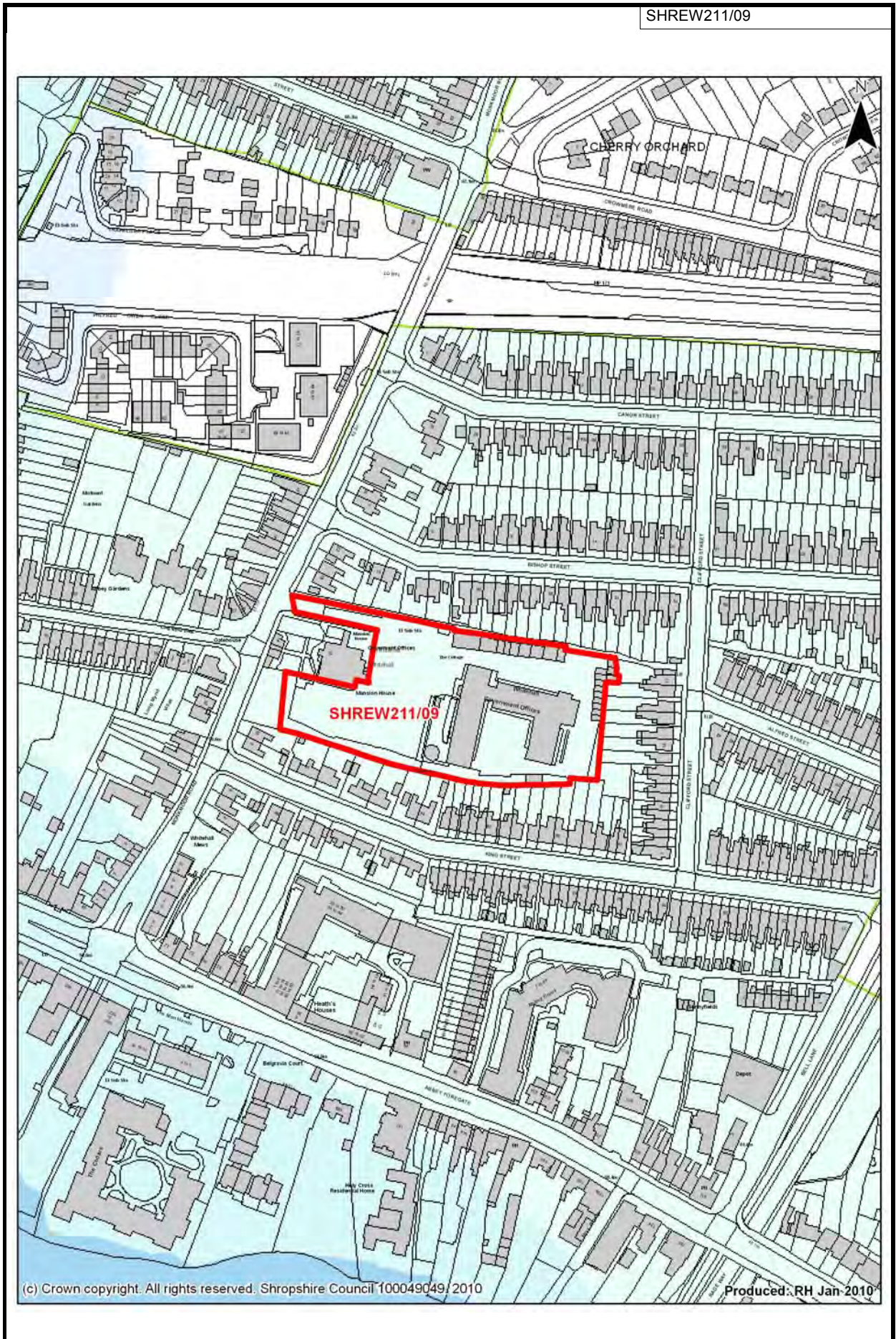
SHREW209/R





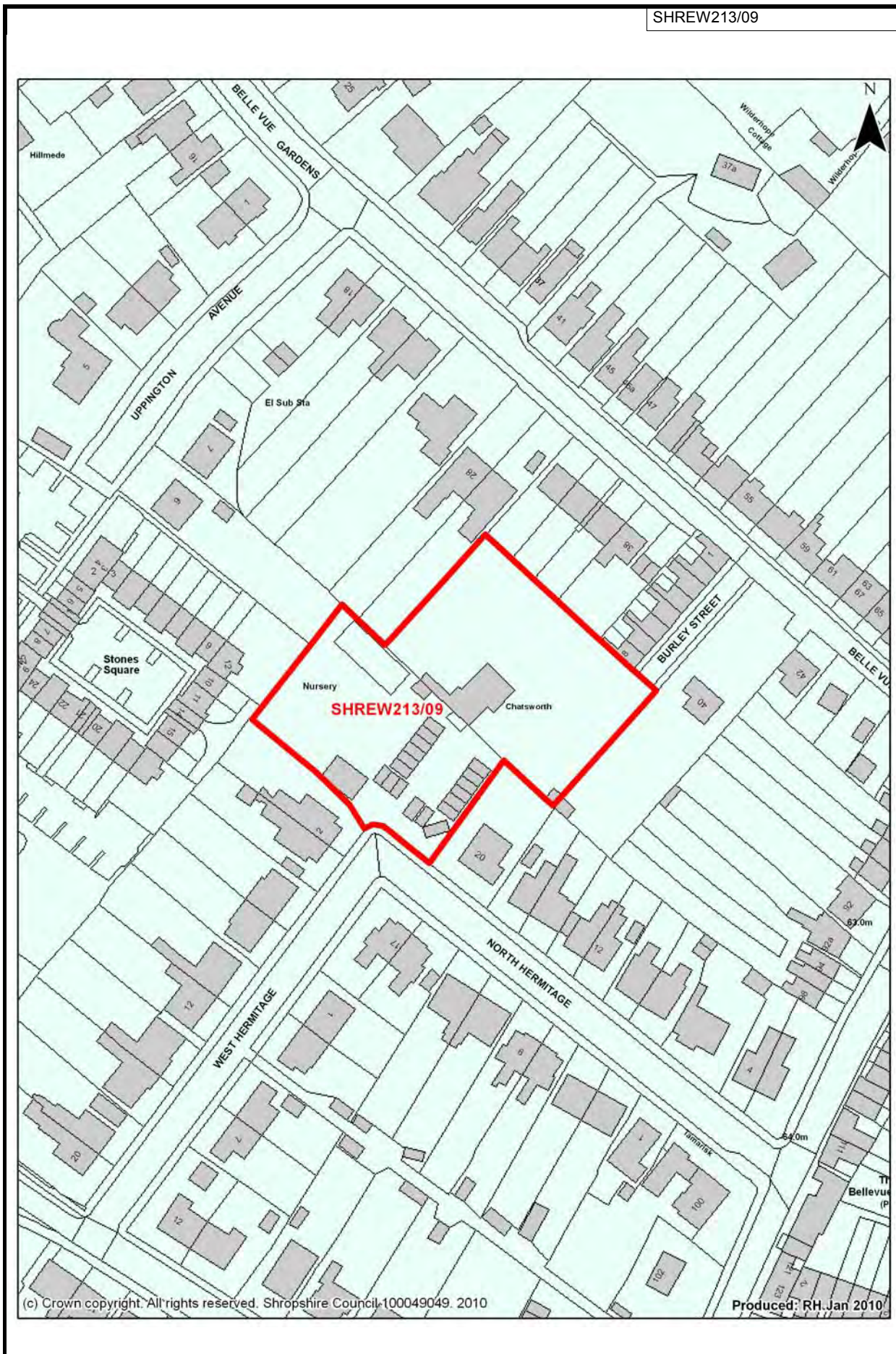
Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW211/09	Shrewsbury	0.90	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Whitehall, Monkmoor Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Offices		No planning status	
<b>Description of site</b>			
Site on east side of Monkmoor Road to the rear of Whitehall Mansion, Listed Building. The site consists of large areas of car parking surrounding a 3/4 storey 1960s office block. The site also contains a range of old brick built buildings along the north boundary and a listed dovecote. The site is surrounded by residential properties to the north, east and south, with Whitehall Mansion and Monkmoor Road to the west.			
<b>Policy restrictions</b>			
Site falls wholly within Shrewsbury Conservation area, is adjacent to a listed building and contains associated listed buildings (Whitehall Cottages) as well as the Whitehall Dovecote, which is also listed.			
<b>Physical constraints</b>			
<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.			
<b>Availability summary</b>			
The site is being actively promoted but additional information suggests that a lease may have recently been signed. The site is therefore placed into the second 5 year time frame			
<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 in this area is good.			
<b>Conclusion</b>			
The site is suitable for medium to high density residential development. Due to the nature of the site and the fact that it has is being actively promoted it is thought possible this site could come forward within the second 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		49.81	45.00

SHREW211/09



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW213/09	Shrewsbury	0.37	Shrewsbury
<b>Site Address</b>		<b>Type of site</b>	
Land at Chatsworth House		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Mixed		No planning status	
<b>Description of site</b>			
Site located on the corner of West Hermitage and North Hermitage, within Belle Vue Conservation Area. The site is made up of two rectangular parts which are currently unoccupied and overgrown. The south western part contains some dilapidated garages and nursery buildings. The north eastern part contains a large detached house. Surrounding uses are residential. Access exists off of North/West Hermitage and may be possible from Burley Street.			
<b>Policy restrictions</b>			
BelleVue Conservation Area			
<b>Physical constraints</b>			
A number of mature trees are within 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.			
<b>Availability summary</b>			
The site is being actively promoted			
<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 in this area is good.			
<b>Conclusion</b>			
The site is suitable for medium density residential development. Due to the nature of the site and the fact that it has been actively promoted 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>
		40.79	15.00

SHREW213/09



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