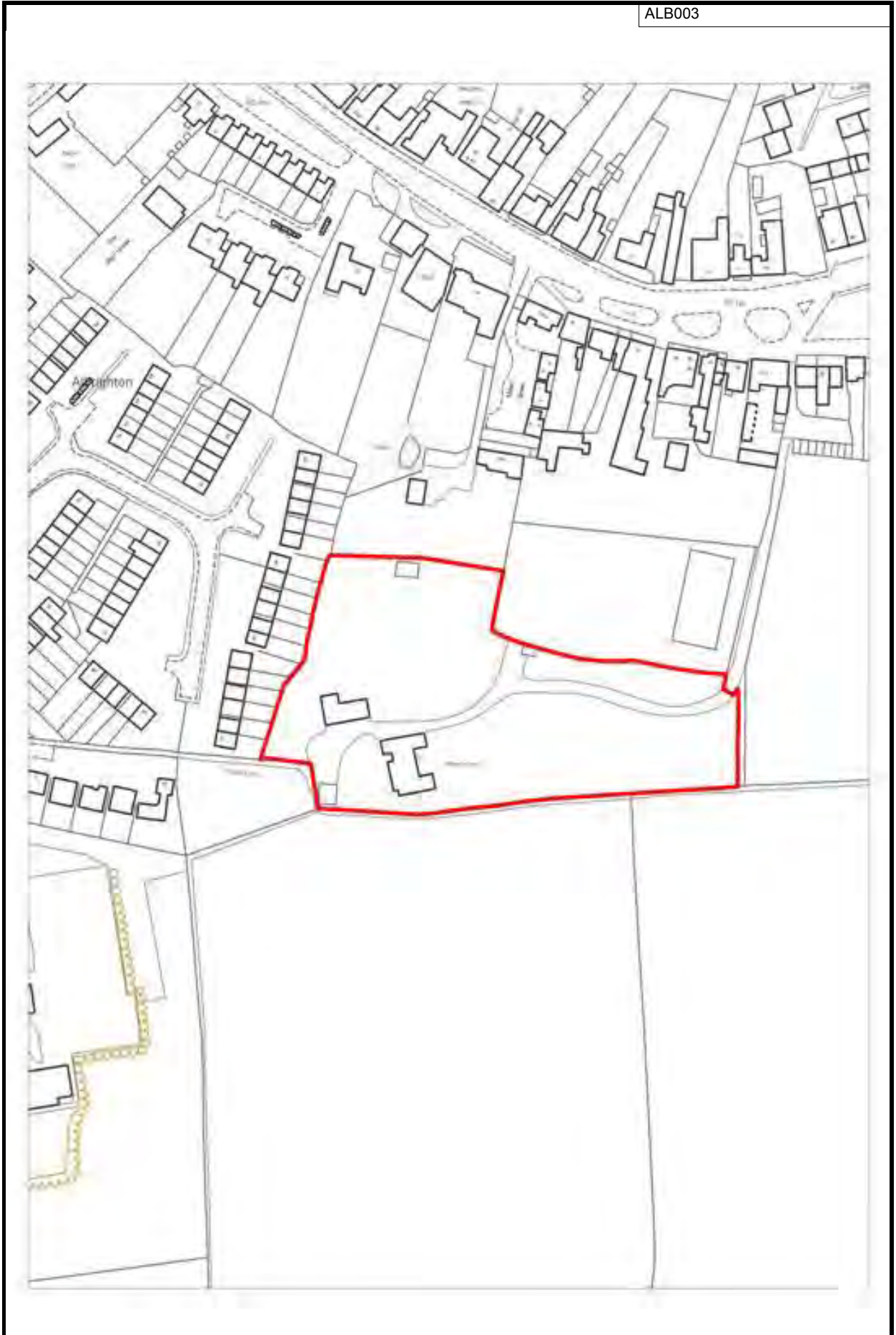


Site ref	Settlement	Site Area (ha)	Former Local Authority
ALB003	Albrighton	1.04	Bridgnorth
<b>Site Address</b>		<b>Type of site</b>	
Land at White Acres		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		No planning status	
<b>Description of site</b>			
Residential property and curtilage garden land. Thick hedges on southern boundary. Paths on southern and eastern boundaries.			
<b>Policy restrictions</b>			
Within settlement boundaries. Albrighton is identified as a Key Settlement (Local Plan Policy H3), one of the main locations for new housing development in the District. Adjacent to conservation area (Policy CN3). Development of the site would require access via Garridge Close. This would involve development of land within the Green Belt. This may be acceptable, provided that the openness of the Green Belt can be maintained.			
<b>Physical constraints</b>			
The current access is not suitable for the development of this site for housing. There is a potential access via Garridge Close but this is relatively narrow at its eastern extent and close to existing housing.			
<b>Suitability summary</b>			
The site is considered suitable for development but there are both policy and physical constraints to highway access, which could prevent the development of the site to its full extent.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available as the owner has proposed the site for development. However, the development would require access over land owned by a third party.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing could be delivered on the site. From the information available it is also considered that the site is economically viable.			
<b>Conclusion</b>			
The site is suitable, available and potentially achievable, although there are policy and access constraints that may be difficult to resolve.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		19.27	20.00

ALB003



Site ref	Settlement	Site Area (ha)	Former Local Authority
ALB005	Albrighton	0.22	Bridgnorth
<b>Site Address</b>		<b>Type of site</b>	
Caravan storage, Station Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
The site consists of station buildings and adjacent land currently used for the storage of caravans. Surrounding uses include housing, the railway line and Station Road. Open countryside to the south and builders merchants to the east.			
<b>Policy restrictions</b>			
Within settlement boundaries. Albrighton is identified as a Key Settlement (Local Plan Policy H3), one of the main locations for new housing development in the District.			
<b>Physical constraints</b>			
Part of the site used for caravan storage is long and thin, which will require careful design to accommodate development. Conversion of attractive station buildings would also require good design.			
<b>Suitability summary</b>			
The whole site is suitable for residential subject to the views of the owner(s). The site will require careful design and layout to create a satisfactory residential environment. Conversion of the existing station buildings for 1 house is likely to be most suitable. A development of flats is likely to provide the most flexibility for the rest of the site considering the constraints on the site shape and proximity to the railway.			
<b>Availability summary</b>			
The station buildings are currently being advertised for sale by Michael Tromans & Co 01902 425646 and so are considered to be available. DC officers state that the caravan business wishes to remain on the rest of the site and so there is no reasonable prospect of this part of the site being available.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing could be delivered on the station part of 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.			
From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the rest of the site.			
<b>Conclusion</b>			
Due to the relatively small nature of the site and the promotion of the site through agents, it is possible this site could come forward within the next few years and additionally the site was identified within the last UHCS. 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>
		46.40	10.00

ALB005



Site ref	Settlement	Site Area (ha)	Former Local Authority
ALB006	Albrighton	4.05	Bridgnorth
<b>Site Address</b>		<b>Type of site</b>	
East of Shaw Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
<p>The site is a flat agricultural field with trees and hedgerows on boundaries. The site has dense hedgerow screening on the southern boundary with Kingswood Road. There are houses bordering to the west and countryside to the north and east. Surrounding uses include residential uses and open countryside.</p>			
<b>Policy restrictions</b>			
<p>Allocated housing site in Local Plan (Policy H2 ALB1). Adjacent to conservation area boundary to south and west (Policy CN3). Albrighton is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.</p>			
<b>Physical constraints</b>			
<p></p>			
<b>Suitability summary</b>			
<p>The site is suitable for a primarily residential urban extension to provide for Albrighton's anticipated future housing needs. The site is phased to come forward between 2011 – 2016 but this should be subject to monitoring and phased release according to need. The design of the development should take account of the future development potential of the safeguarded land to the north – ensuring accessibility and strong pedestrian / cycle links.</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 existing allocation.</p>			
<b>Achievability summary</b>			
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p>			
<b>Conclusion</b>			
<p>The site is a large site and has been allocated and identified in previous studies.</p>			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		19.73	80.00

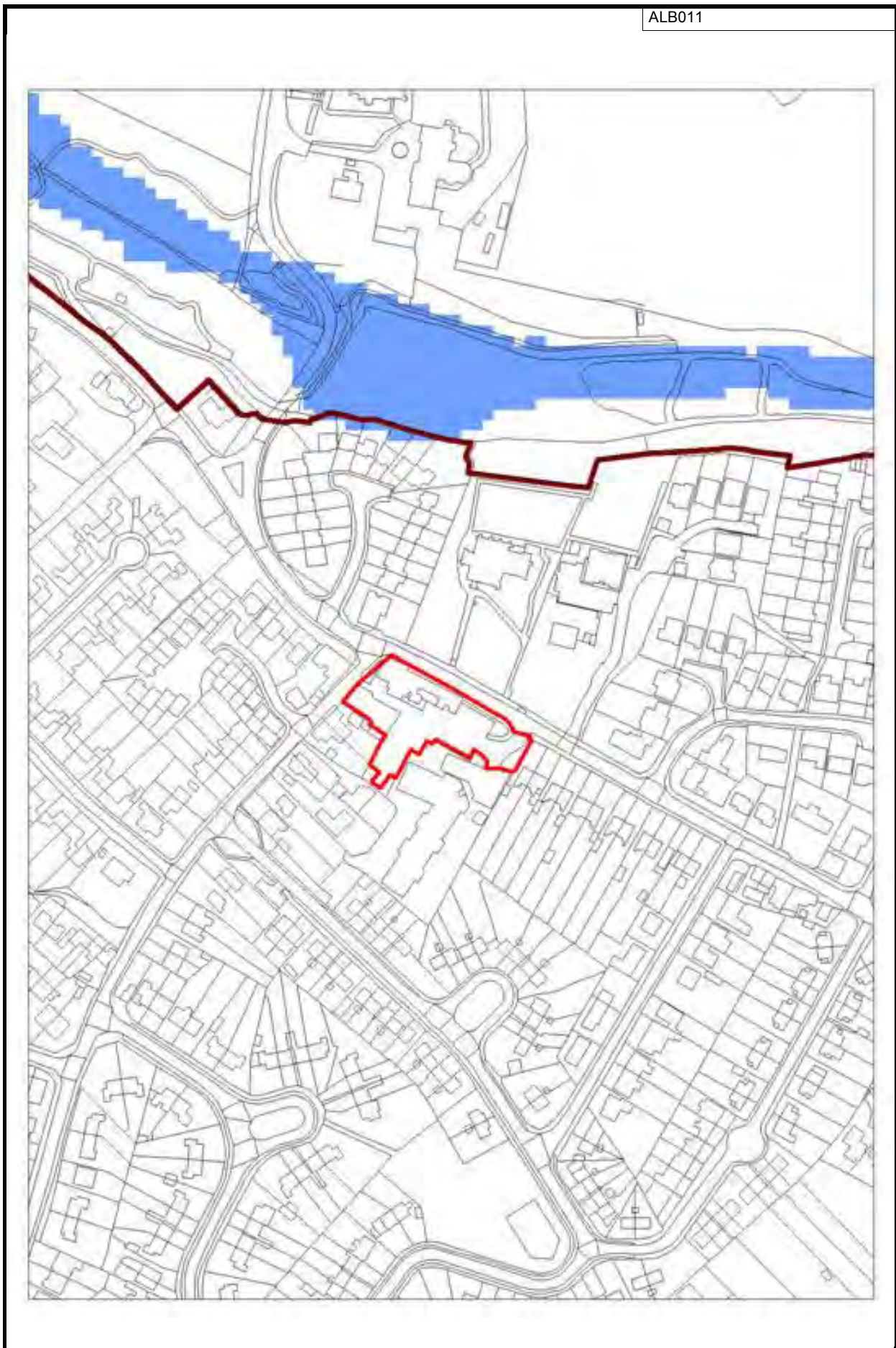
ALB006



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Site ref	Settlement	Site Area (ha)	Former Local Authority
ALB011	Albrighton	0.26	Bridgnorth
<b>Site Address</b>		<b>Type of site</b>	
Former Shrewsbury Arms		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
A4 Drinking establishments		Not Known	
<b>Description of site</b>			
Former Shrewsbury Arms public house and large car park opposite St. Mary Magdalene Church, High Street. Adjacent to housing and Saxon Park sheltered accommodation.			
<b>Policy restrictions</b>			
Within settlement boundaries. Within conservation area (Policy CN3) and Listed building (Policy CN1). Albrighton is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
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 prevent development.			
<b>Availability summary</b>			
DC officers state that the owner is going to market the site for housing. Information gathered for the purposes of this study suggests that there is confidence in the site being available within 5 years and coming forward for development.			
<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.			
<b>Conclusion</b>			
From the information available, the site is considered suitable, available and achievable for housing development. The final yield will require further investigation.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		38.97	10.00

ALB011



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Site ref	Settlement	Site Area (ha)	Former Local Authority
BAS005	Baschurch	1.25	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land at rear of Wheatlands Estate		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Allocation (housing)	
<b>Description of site</b>			
This consists of a mown grass field. There are a number of mature trees on the edge of the site and telegraph wires run along one boundary. Surrounding uses include residential to the west, south and north, a play area to the north east and an agricultural field to the east.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. Greenfield site formerly in use for recreational purposes and was allocated for the development of approximately 40 dwellings in the Local Plan, subject to the provision of alternative recreational facilities. The replacement recreational facilities have now been provided on land adjacent to the Village Hall in Eyton Lane.			
<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. The site is suitable for medium 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 not a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is not currently economically viable and the capacity for a developer to complete and sell the housing is not strong at this time.			
<b>Conclusion</b>			
Due to the nature of the site and its allocation and active promotion, it is possible this site could come forward within the next few years and the site is already within the planning system which would suggest that the site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		31.90	40.00

BAS005



Site ref	Settlement	Site Area (ha)	Former Local Authority
BAS020	Baschurch	0.35	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
2 Moorland Cottages, Bell View, Marton Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
<p>The site appears to be overgrown garden land to the south of the current dwelling. There are a number of large trees within the site. The site adjoins the railway track. There is a lot of noise when a train passes. There is little protection at present from the railway track. There is a small area of hard standing to the north - west of the site.</p>			
<b>Policy restrictions</b>			
<p>Within settlement boundaries of a Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. The site is located within a Conservation Area, where development should safeguard and if possible enhance the setting, appearance or character of the area.</p>			
<b>Physical constraints</b>			
<p>Access currently comes off a narrow lane which is only one car wide with no room for turning. Visibility out of the lane would need improving.</p>			
<b>Suitability summary</b>			
<p>The site may be suitable for some low-medium density housing providing the noise and other issues surrounding the proximity of the railway line can be resolved. Also the lane leading to the site would need upgrading.</p>			
<b>Availability summary</b>			
<p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.</p>			
<b>Achievability summary</b>			
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p>			
<b>Conclusion</b>			
<p>The site has been actively promoted for the purposes of this study and is a relatively small site which could get underway within the next 5 year time frame.</p>			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		28.77	10.00

BAS020



Site ref	Settlement	Site Area (ha)	Former Local Authority
BAS026	Baschurch	1.23	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Former builders yard, Station Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
The site is former railway land that is currently used as a reclamation yard / builders yard. The site is flat and has been largely cleared to support storage uses. A temporary structure exists on site to support current uses. Surrounding uses include the railway line, residential properties, public house, takeaway, fire station and open countryside.			
<b>Policy restrictions</b>			
The site is within the development boundary. Within settlement boundaries of a Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.			
<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>			
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.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
Due to the fact that the site has not been promoted through this study, but came forward from the last UHCS it is considered likely that the site is available, it might not be likely to come forward until the second 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		27.74	34.00



Site ref	Settlement	Site Area (ha)	Former Local Authority
BAS027	Baschurch	0.48	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land adjacent to 2 Moreland's Cottages		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
This site appears to be garden land for the adjoining property. Access come via a narrow lane which is only one car wide with no space to turn. The railway runs alongside the side and as such the site is affected by noise and other issues arising from the railway.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.			
<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>			
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.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is suitable for development. 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 the site might be available and come forward for deelopment during the second 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		10.47	5.00





<b>Site ref</b>	<b>Settlement</b>	<b>Site Area (ha)</b>	<b>Former Local Authority</b>
BAS029	Baschurch	0.27	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Car sales area, Newtown		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Planning permission not started	
<b>Description of site</b>			
The site is currently used as a car sales area to front of the site and informal vehicle parking to rear - both uses are in connection with adjacent garage. Surrounding uses are residential and a petrol filling station / garage.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development. The site is suitable for low to medium density 2 storey residential development.			
<b>Availability summary</b>			
Availability is not confirmed but the site was in the last Urban Housing Capacity Study and there is a reasonable prospect of availability in the medium term.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is suitable for 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 the site might be available and come forward for development during the second 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		59.61	16.00

BAS029



Site ref	Settlement	Site Area (ha)	Former Local Authority
BAS030	Baschurch	0.26	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Former builders yard, Newton		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
The site is occupied by two building companies (GL Bradley and R Sadler). The site is in current use as two builders storage yards. The site is in two ownerships (Mrs Bradley and Mr Sadler). Surrounding uses are residential and open countryside.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.			
<b>Physical constraints</b>			
None.			
<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 conversion and / or redevelopment of site for medium density residential uses. The site is within the development boundary. The site could also be used as access into the sites behind the builder yard.			
<b>Availability summary</b>			
Availability is not confirmed but the site was in the last Urban Housing Capacity Study and there is a reasonable prospect of availability in the medium term.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is suitable for 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 the site might be available and come forward for development during the second 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		19.20	5.00

BAS030



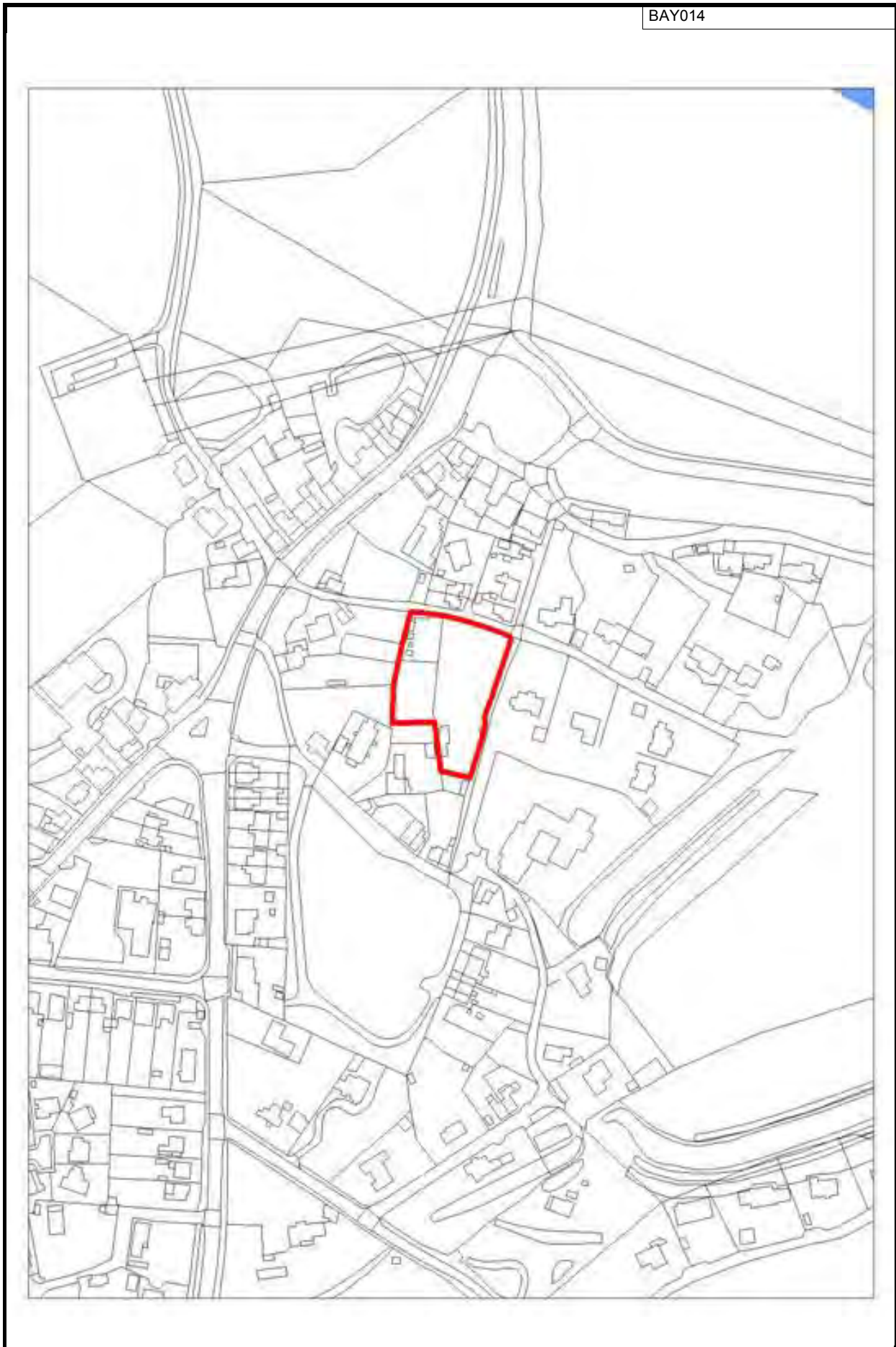
Site ref	Settlement	Site Area (ha)	Former Local Authority
BAY013	Bayston Hill	0.70	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Land off Gorse Lane		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
The site comprises of open Greenfield land with mature trees. The topography is steeply sloped down to one side. The site is flanked on either side by 1970's 2 storey housing (low density with large gardens).			
<b>Policy restrictions</b>			
Within one of the villages with development boundaries (Local Plan Policy HS3), where residential development is acceptable subject to satisfying relevant criteria.			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
The site is suitable for residential development at a medium density that reflects the character of the village location.			
<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 at a low density that reflects the character of the village location although it is unlikely to come forward until the second timeband due to land ownership.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
28.54		20.00	

BAY013



Site ref	Settlement	Site Area (ha)	Former Local Authority
BAY014	Bayston Hill	0.28	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Land off Cross Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Amenity/open space		No planning status	
<b>Description of site</b>			
The site is an overgrown field and an agricultural building. The site is surrounded on all sides by medium density semi detached dwellings over mainly 2 storeys. It is also in close proximity to the church and some large houses at the Vicarage. There are mature hedges in the site, and trees on the border.			
<b>Policy restrictions</b>			
Within one of the villages with development boundaries (Local Plan Policy HS3), where residential development is acceptable subject to satisfying relevant criteria.			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
Subject to appropriate access being secured, the site is considered suitable for residential development at a medium density that reflects the character of this part of the village.			
<b>Availability summary</b>			
Availability is not confirmed but the site was in the last Urban Housing Capacity Study and there is a reasonable prospect of availability in the short to medium term.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site as the site is suitable and development is being actively promoted.			
<b>Conclusion</b>			
Subject to appropriate access being secured, the site is considered suitable for residential development at a medium density that reflects the character of this part of the village.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
28.61		8.00	

BAY014





Site ref	Settlement	Site Area (ha)	Former Local Authority
BIC009	Bicton	0.75	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
Bicton C of E Primary School		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
Former primary school, demountable building and part of playing field. Surrounding uses include community hall with associated open space and residential uses of a low / medium density.			
<b>Policy restrictions</b>			
At one of the settlements in rural areas (Local Plan Policy HS4) where small scale development is acceptable subject to satisfying relevant criteria. Replacement school with playing field has been built and is operational. Remainder of playing field is retained for wider community use associated with community hall.			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
Medium density residential development. Subject to Bicton being assessed as a settlement suitable for residential development within the emerging Local Development Framework spatial strategy, the site is suitable for conversion and residential development at a medium density that reflects the character of the village location.			
<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 as the site is suitable and development is being actively promoted.			
<b>Conclusion</b>			
The site is suitable for conversion and residential development at a medium density that reflects the character of the village location.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		33.18	25.00

BIC009



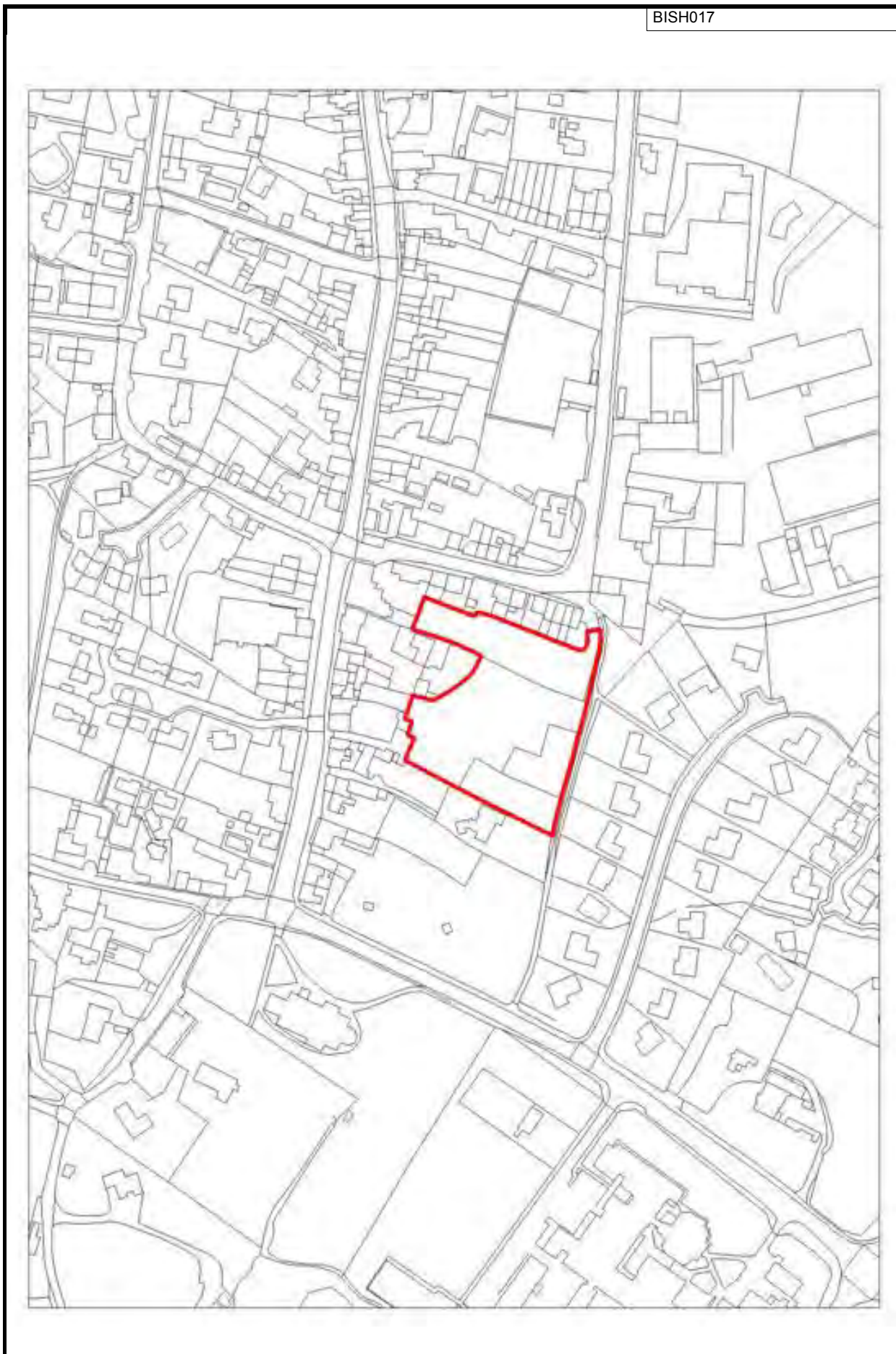
Site ref	Settlement	Site Area (ha)	Former Local Authority
BISH016	Bishops Castle	0.51	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Field adj. Blunden Hall, Brampton Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
grazing		No planning status	
<b>Description of site</b>			
<p>Small paddock belonging to Blunden Hall used to graze sheep. Boundaries wooden post and wire or old hedge plus trees. Young trees planted in paddock. Surrounding uses mainly 2 storey residential, industrial site the other side of Love Lane, school opposite. Access difficult as close to major junction, not possible off Lave Lane. Would have to share access for Blunden Hall. Land not available?</p>			
<b>Policy restrictions</b>			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place.			
<b>Physical constraints</b>			
Access.			
<b>Suitability summary</b>			
<p>From the information available, the site is considered suitable for housing development, subject to resolution of access constraints. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.</p>			
<b>Availability summary</b>			
<p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.</p>			
<b>Achievability summary</b>			
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p>			
<b>Conclusion</b>			
The site is suitable subject to resolution of access constraints and is likely to be available in the medium term for development.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
29.54		15.00	

BISH016



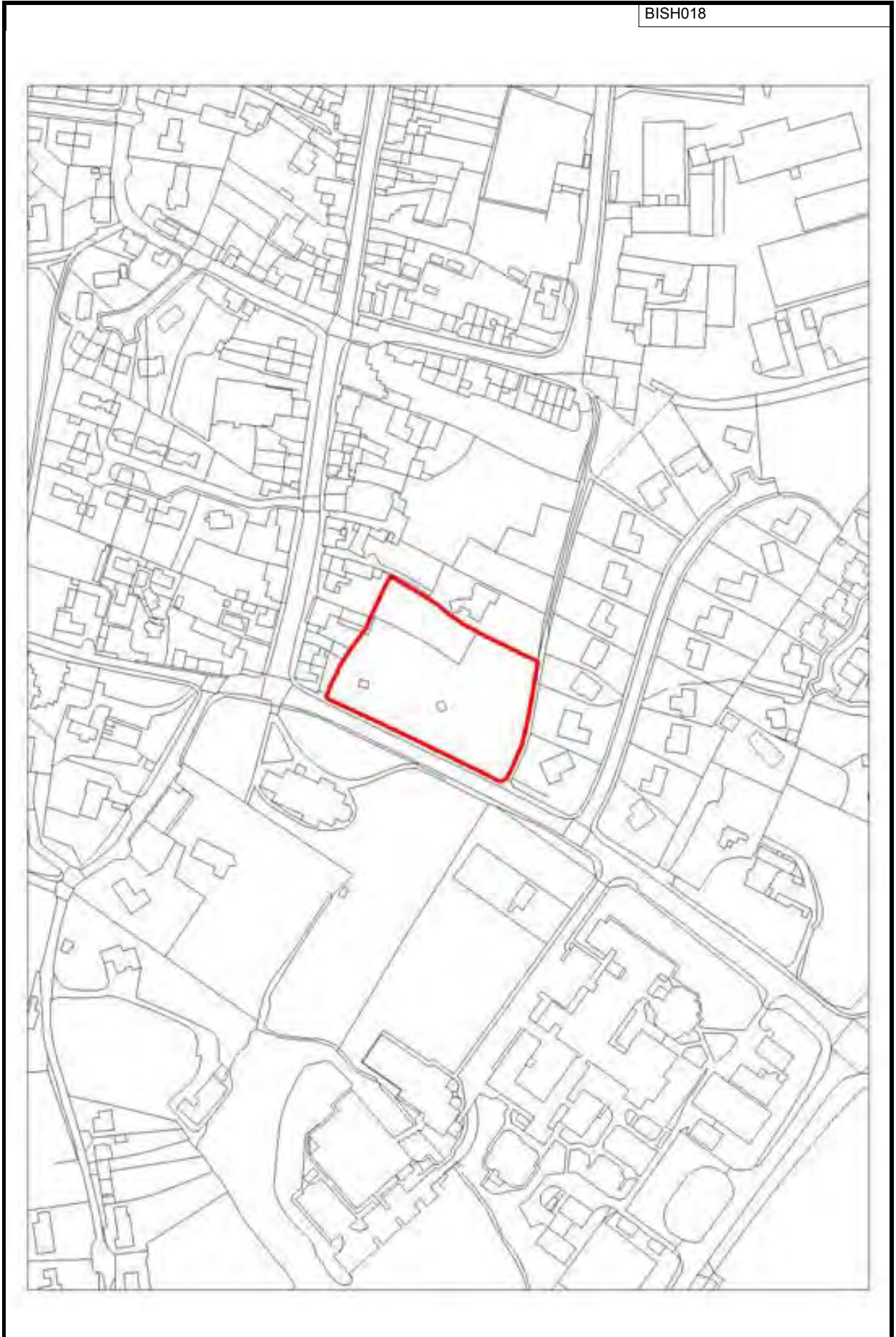
Site ref	Settlement	Site Area (ha)	Former Local Authority
BISH017	Bishops Castle	0.61	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land bet Station St and Bowling Green Close		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
residential		No planning status	
<b>Description of site</b>			
Large parking area and private garden separated by hedge from footpath between Station Street and Brampton Road. May be in multiple ownership. Many mature trees in garden. Surrounding uses mainly residential, bungalows or two storey houses.			
<b>Policy restrictions</b>			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place. 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>			
None.			
<b>Suitability summary</b>			
Unlikely that garden is available but parking area would be most suitable for residential development with good access off Station Street. From the information available, therefore, 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>			
Availability of the private garden is not confirmed but it is considered that there is a reasonable prospect of availability in the medium term.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good. Assuming car park available in medium term.			
<b>Conclusion</b>			
The site is suitable for development and, subject to confirmation of the availability of the private garden, is capable of being developed in the medium term.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
8.26		5.00	

BISH017



Site ref	Settlement	Site Area (ha)	Former Local Authority
BISH018	Bishops Castle	0.54	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land adj Brampton Rd, rear of Bowling Green Close		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
residential		No planning status	
<b>Description of site</b>			
Private garden behind 8 ft wall, no access off Brampton Road, adjoins conservation area. Contains many mature trees both deciduous and evergreen. Surrounding uses mainly residential (2 and 3 storey) with church opposite.			
<b>Policy restrictions</b>			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place. 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>			
No access at present.			
<b>Suitability summary</b>			
This is a sensitive site opposite the church and within a conservation area. No access currently. However, the site has potential for low density development in the longer term.			
<b>Availability summary</b>			
Availability of the private garden is not confirmed but it is considered that there is a reasonable prospect of availability in the medium term.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good. Assuming car park available in medium term.			
<b>Conclusion</b>			
The site has potential for low density development in the longer term, subject to achieving a satisfactory access and availability of the garden.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		27.54	15.00

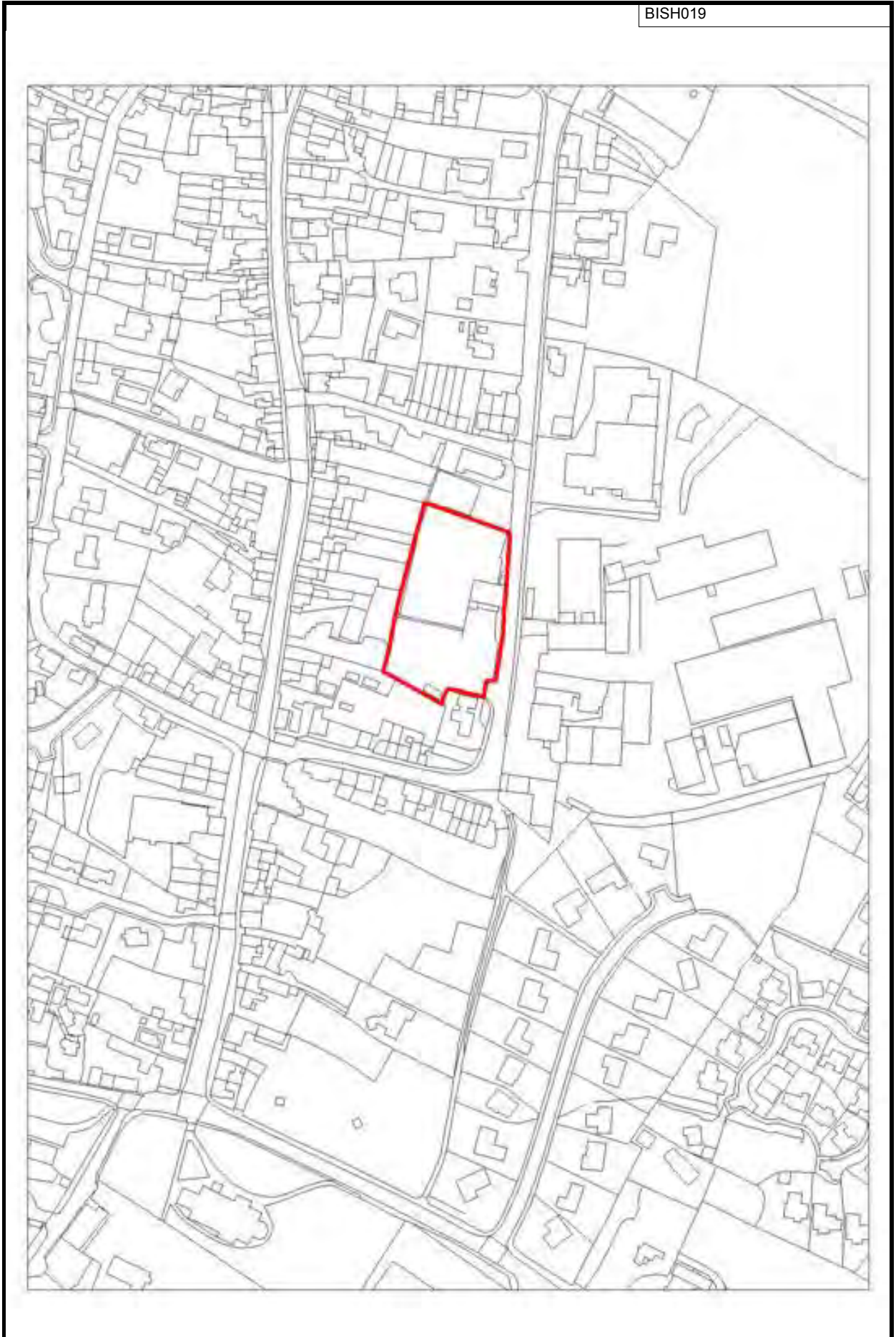
BISH018





<b>Site ref</b>	<b>Settlement</b>	<b>Site Area (ha)</b>	<b>Former Local Authority</b>
BISH019	Bishops Castle	0.41	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Livestock market, Station Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
livestock market and parking		No planning status	
<b>Description of site</b>			
Livestock market in centre of town. Mainly level site two thirds covered by auction yard and holding pens, one third parking, recycling facilities and public toilets.			
<b>Policy restrictions</b>			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place. 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>			
None.			
<b>Suitability summary</b>			
If the auction yard was moved to another appropriate site then that section of the site would be good for residential development as it is close to all facilities and employment. From the information available, therefore, the site is considered suitable for housing development subject to relocation of the livestock market. 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>			
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. Assuming car park available in medium term.			
<b>Conclusion</b>			
A well located site suitable for residential development subject to the relocation of the livestock market. This therefore likely to be a longer term site.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		29.46	12.00

BISH019



Site ref	Settlement	Site Area (ha)	Former Local Authority
BISH020	Bishops Castle	0.43	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Rear of surgery, Schoolhouse lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
grazing		No planning status	
<b>Description of site</b>			
Steeply sloping site behind doctors' surgery on Schoolhouse Lane. Access through field gate next to surgery is steep and narrow. Boundaries are overgrown hedges, post and wire fence and trees, a couple are mature. Surrounding uses: surgery, rear of some houses, mainly permanent pasture.			
<b>Policy restrictions</b>			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place.			
<b>Physical constraints</b>			
Access.			
<b>Suitability summary</b>			
Could probably only be developed in conjunction with BISH013 due to access problems but could achieve low density development here given topography and mature trees. 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>			
Possibly in separate ownership which may cause difficulty. However, Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good. Assuming car park available in medium term.			
<b>Conclusion</b>			
Could probably only be developed in conjunction with BISH013 due to access problems but could achieve low density development here in the longer term.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		23.37	10.00

BISH020



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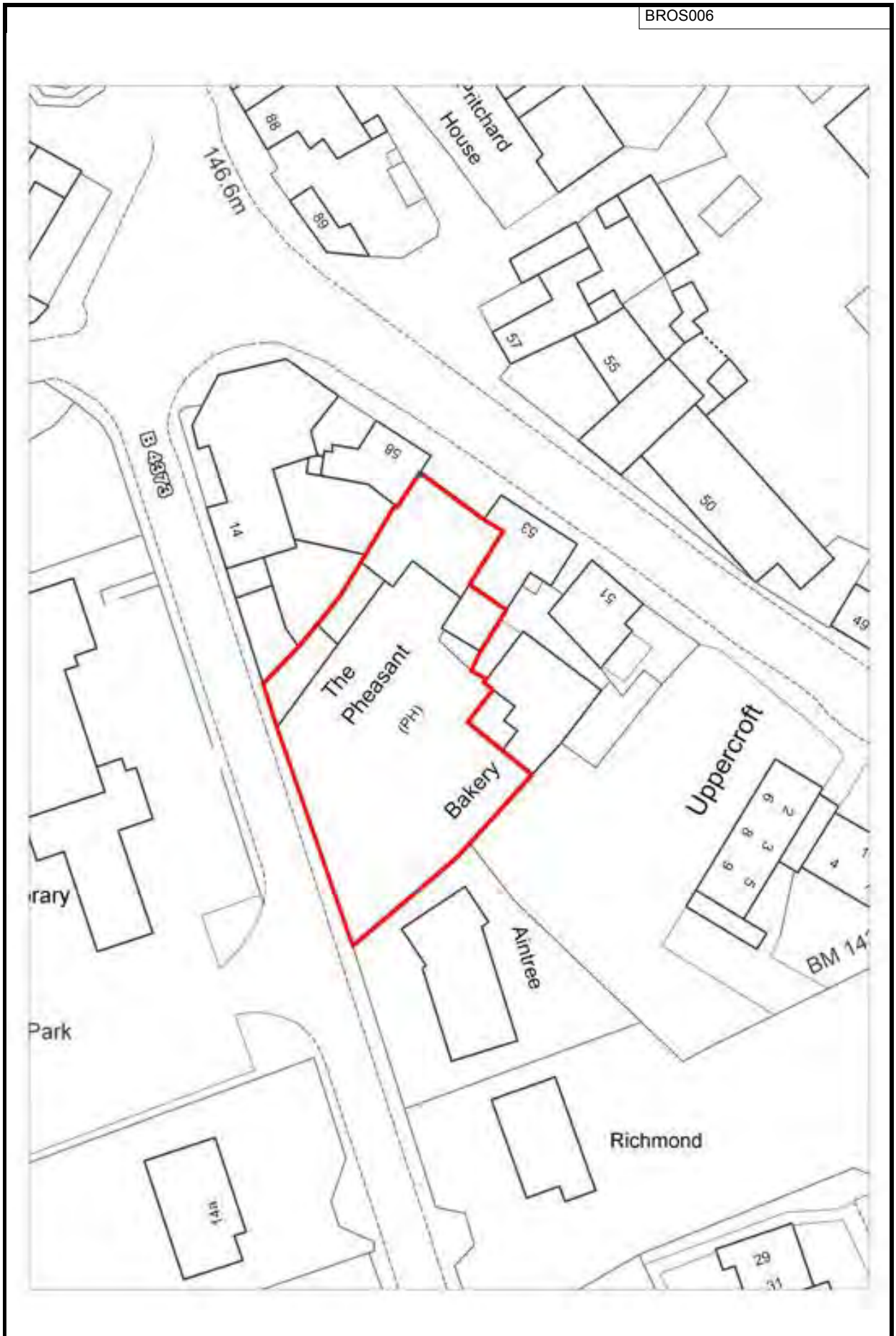
Site ref	Settlement	Site Area (ha)	Former Local Authority
BOM008	Bomere Heath	0.20	Shrewsbury and Atcham
<b>Site Address</b>		<b>Type of site</b>	
North of Cornfield Close		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
This site is a small flat field/grassland, currently in use for grazing purposes and is contained by mature hedges and trees on the borders. The site also abuts existing housing and adjoins an access road.			
<b>Policy restrictions</b>			
Within one of the villages with development boundaries (Local Plan Policy HS3), where residential development is acceptable subject to satisfying relevant criteria.			
<b>Physical constraints</b>			
Access.			
<b>Suitability summary</b>			
This site is considered suitable for development but should be subject to further accessibility assessment to enable more detailed analysis of the site and its benefits or restrictions.			
<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 as the site is suitable and development is being actively promoted.			
<b>Conclusion</b>			
This site is considered suitable for development but should be subject to further accessibility assessment to enable more detailed analysis of the site and its benefits or restrictions.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
25.03		5.00	

BOM008



Site ref	Settlement	Site Area (ha)	Former Local Authority
BROS006	Broseley	0.10	Bridgnorth
<b>Site Address</b>		<b>Type of site</b>	
The Pheasant Inn, 56 Church Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
A4 Drinking establishments		Pre-application discussion	
<b>Description of site</b>			
Former Pheasant coaching inn. Main street frontage and pedestrian access on Church Street. Large surface car park and rear extended 2 storey outbuildings with access onto Bridgnorth Road.			
<b>Policy restrictions</b>			
Within settlement boundaries. Broseley is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District. The main building is within a shopping centre (Policies H8 and E4) where use of upper floors for non-retail uses is encouraged. Within a conservation area (Policy CN3) and a listed building (Policy CN1). Development should not adversely affect the character of the building and its setting, and should protect or enhance the character, appearance and setting of the conservation area.			
<b>Physical constraints</b>			
Vehicular access would need to be via Bridgnorth Road.			
<b>Suitability summary</b>			
Subject to the sensitive conversion and extension of current buildings to protect and enhance the character and appearance of the listed building and conservation area, the development is considered to be suitable.			
<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 the housing is good.			
<b>Conclusion</b>			
The site is considered to be suitable, available and achievable for sensitive conversion and extension for flatted development within the next 5 years.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
61.85		6.00	

BROS006





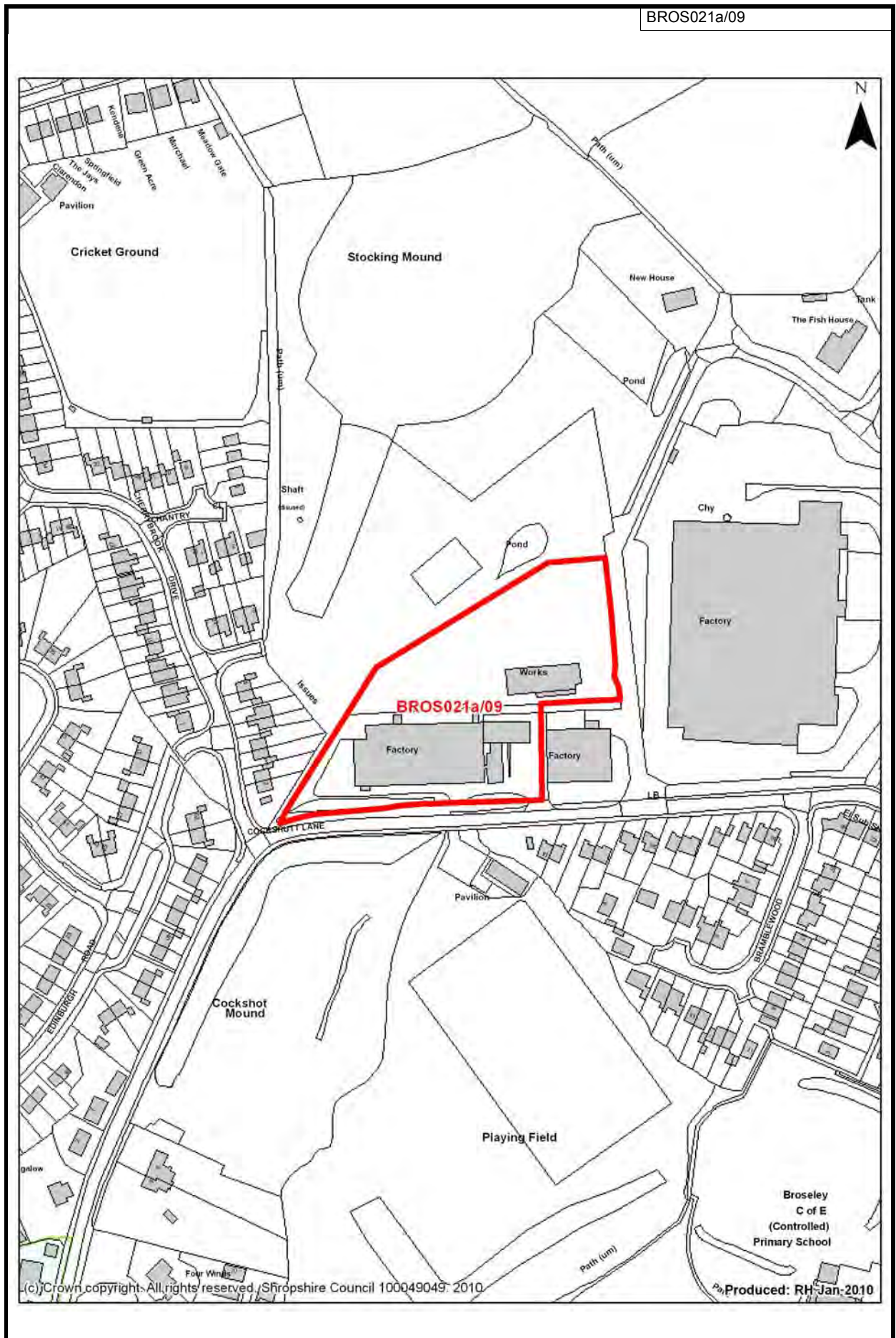
Site ref	Settlement	Site Area (ha)	Former Local Authority
BROS011	Broseley	3.22	Bridgnorth
<b>Site Address</b>		<b>Type of site</b>	
West of Dark Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Allocation (housing)	
<b>Description of site</b>			
Vacant grassed site. Surrounding uses include residential properties to the north and west, town centre uses to the south and open countryside and cemetery to the east.			
<b>Policy restrictions</b>			
Within settlement boundaries. The site is a housing allocation in the Local Plan (Policy H2 site BRO1). Adjacent to conservation area (Policy CN3). Broseley is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.			
<b>Physical constraints</b>			
There may be land stability issues due to historic mining activity.			
<b>Suitability summary</b>			
The site is well located to the centre of Broseley, is currently allocated for development and surrounded by residential 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.			
<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 a developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is currently allocated and is therefore considered suitable for development, which is anticipated to take place from 2011 onwards.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		28.90	93.00

BROS011



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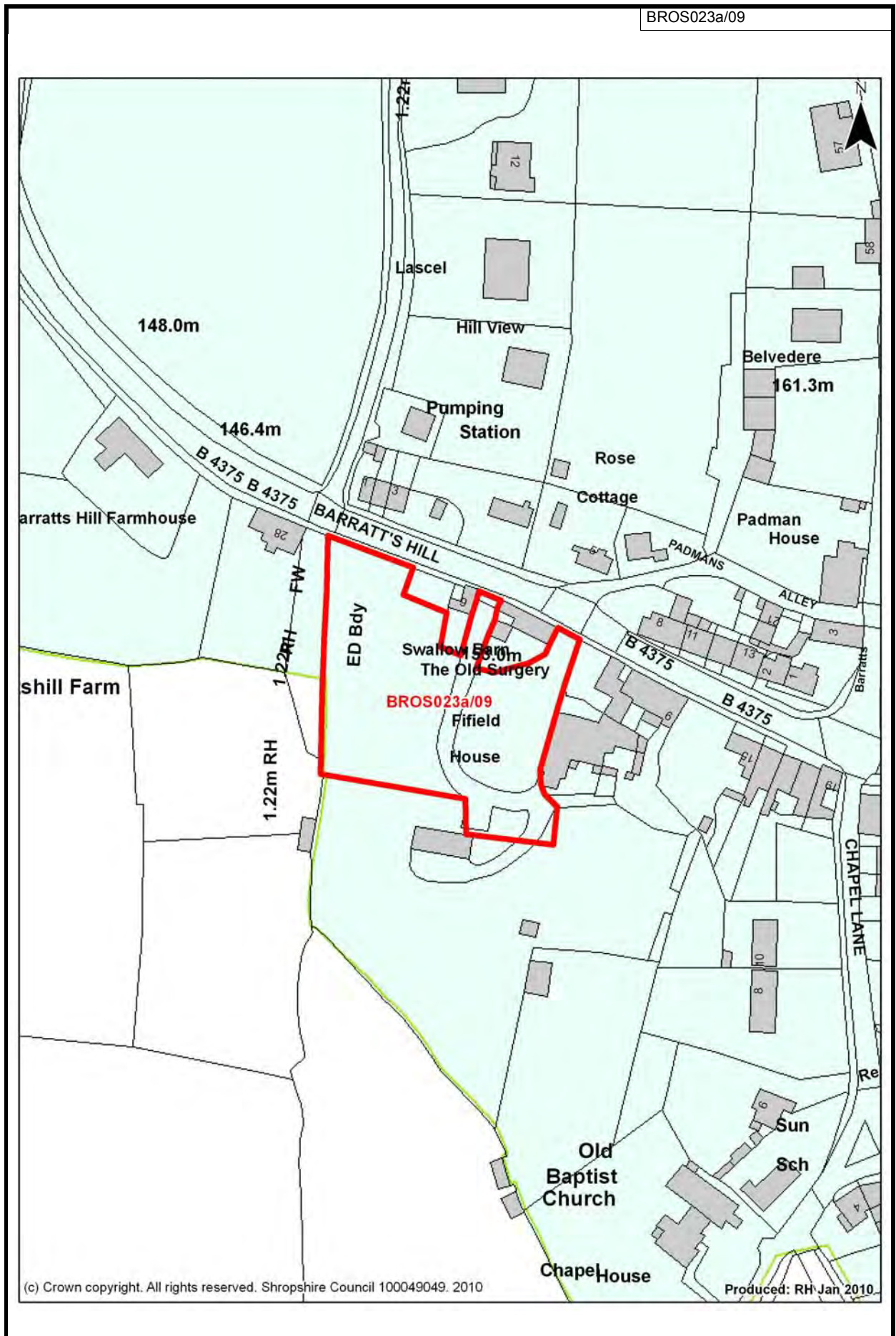
Site ref	Settlement	Site Area (ha)	Former Local Authority
BROS021a/09	Broseley	1.07	Bridgnorth
<b>Site Address</b>		<b>Type of site</b>	
Land off Cockshutt Lane		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Not Known		Not Known	
<b>Description of site</b>			
<p>Smaller part of site BROS021/09, fully inside of settlement development boundary. Site located to the north east of the settlement, within the settlement development boundary. Site is currently in employment use and contains a large factory building along the Cockshutt Lane road frontage albeit set back a few metres. There is a smaller 'works' building in the northern half of the site which surrounded by an area which is used to store scrap metal. The access to the northern part of the site is via a lane beyond the eastern boundary of the site. The main access is directly off of Cockshutt Lane. The two areas of the site are separated by a row of tall coniferous trees which is repeated along the southern boundary along Cockshutt Lane. Surrounding uses are residential to the west and south, industrial to the east and open countryside to the north.</p>			
<b>Policy restrictions</b>			
<b>Physical constraints</b>			
<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.</p>			
<b>Availability summary</b>			
Site is being actively promoted			
<b>Achievability summary</b>			
<p>From the information available, it is considered that there is a reasonable prospect that housing may be delivered on the site.</p>			
<b>Conclusion</b>			
<p>A well located site suitable for residential development subject to the relocation of the existing businesses. This therefore likely to be a longer term site.</p>			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		18.60	20.00



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Site ref	Settlement	Site Area (ha)	Former Local Authority
BROS023a/09	Broseley	0.27	Bridgnorth
<b>Site Address</b>		<b>Type of site</b>	
Land off Barratts Hill		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Mixed		Not Known	
<b>Description of site</b>			
<p>Smaller part of site BROS023/09, fully inside of settlement development boundary. Site located to the west of the settlement inside of the settlement development boundary and fully within the Conservation Area for Broseley. The existing use of the site is not clearly defined. It is partly residential access serving Fifield House and two residential properties immediately to the north of the site facing onto Barratts Hill. The remainder of the site appears to be some sort of informal agricultural/residential. There appears to be a small watercourse running along the western boundary of the site where the levels are much lower. The site is undulating with differing levels but a general slope down from east to west. An access exists onto Barratts Hill with good/reasonable visibility in both directions but is between two existing dwellings. The site contains several mature trees and has the appearance a feeling of historical significance, being on the edge of the settlement and being land that serves a</p>			
<b>Policy restrictions</b>			
Site is within the Conservation Area			
<b>Physical constraints</b>			
<b>Suitability summary</b>			
Subject to a sensitive scheme to protect and enhance the character and appearance of the conservation area, the development is considered to be suitable.			
<b>Availability summary</b>			
Site is being actively promoted			
<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 the housing is good.</p>			
<b>Conclusion</b>			
The site is considered to be suitable, available and achievable subject to a sensitive scheme within the second 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		30.13	8.00

BROS023a/09



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Produced: RH Jan 2010.

Site ref	Settlement	Site Area (ha)	Former Local Authority
BUCK001	Bucknell	3.93	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land at Coal/Timber yard, Bucknell		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
mixed employment use		No planning status	
<b>Description of site</b>			
Large site opposite station bounded on two sides by the railway and the B4367. Flat site occupied by numerous, mainly dilapidated, industrial buildings some of which are sublet to small businesses e.g. car repair workshop. Part of site overgrown, no mature trees of note spotted. Land to south west rises and planted with evergreens.			
<b>Policy restrictions</b>			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place.			
<b>Physical constraints</b>			
May be contamination due to previous and existing industrial use- coal, fuel, and storage tanks.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good. The site has come forward through an allocation and the suggested yield of 120 is seen as suitable and achievable.			
<b>Conclusion</b>			
Identified in Local Plan for mixed employment/residential use. Suitable for mixed use or solely residential uses and likely to be developed in the 5-10 year timeframe.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
30.50		120.00	

BUCK001



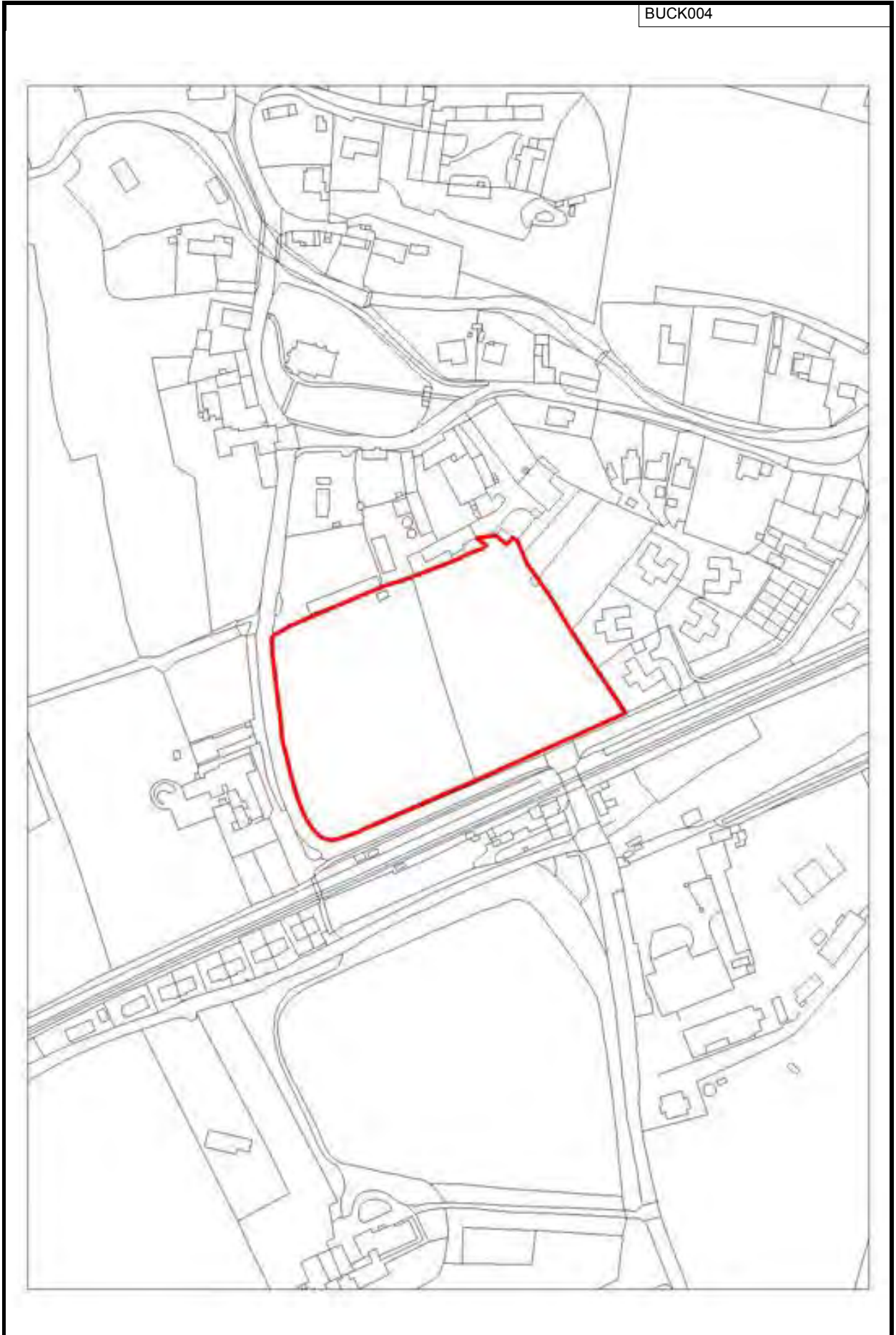


Site ref	Settlement	Site Area (ha)	Former Local Authority
BUCK002	Bucknell	0.27	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Riverlea, Redlake Place		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
employment		Planning permission not started	
<b>Description of site</b>			
Roughly triangular level plot occupied by house and steel cladding roofing business. Large industrial shed, land mainly tarmaced. River Redlake runs along southern boundary. Boundaries clearly defined. No mature trees of note. Surrounded by residential, small Greenfield area, and village butcher.			
<b>Policy restrictions</b>			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place.			
<b>Physical constraints</b>			
Flood zone 3 runs along southern boundary of site.			
<b>Suitability summary</b>			
A planning application has been permitted after the base date. 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 is good.			
<b>Conclusion</b>			
A planning application has been permitted after the base date. The site is suitable for development and is likely to be developed within the next 5 years.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		36.78	10.00



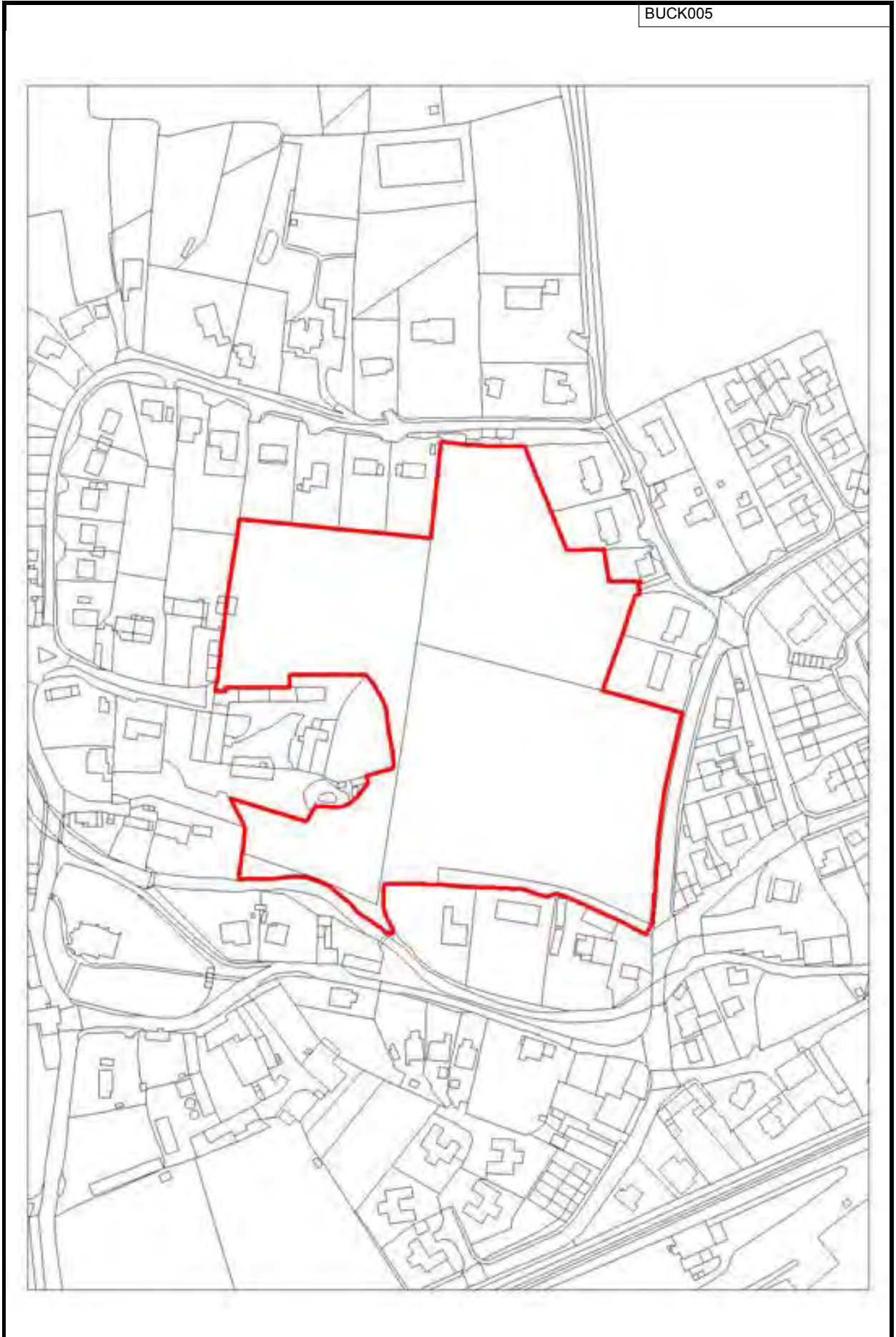
Site ref	Settlement	Site Area (ha)	Former Local Authority
BUCK004	Bucknell	1.46	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Field opposite junior school		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
grazing		No planning status	
<b>Description of site</b>			
Square level site bounded by road on two sides (opposite school and station) with residential on the other two sides. Currently very narrow access opposite station. Clearly defined boundaries, hedges or post and wire, no mature trees, pond marked on M3. Used for sheep grazing.			
<b>Policy restrictions</b>			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place.			
<b>Physical constraints</b>			
Currently very narrow access opposite station.			
<b>Suitability summary</b>			
Although the site is Greenfield land, the site is within the settlement boundary and therefore the site does have potential in the future due to its location close to existing development and facilities, providing improvements can be made to access.			
<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 SSDC for the purposes of this study.			
<b>Achievability summary</b>			
From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site in the short term. From the information available it is also considered that the site is not currently economically viable but could become more viable in later years due to the increased capacity for a developer to complete and sell the housing.			
<b>Conclusion</b>			
The land, although suitable and available is essentially Greenfield land and should be developed after other more suitable brownfield developments have been investigated, in the longer term.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
		30.82	45.00

BUCK004



Site ref	Settlement	Site Area (ha)	Former Local Authority
BUCK005	Bucknell	3.14	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Grazing in centre of village		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
grazing		No planning status	
<b>Description of site</b>			
Large irregular shaped slightly sloping (down towards road) open space in the centre of village marked as playing fields but is horse grazing. Part of site to west adjoins Motte.			
<b>Policy restrictions</b>			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place. Small part of 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>			
River Redlake runs along small part of south west boundary with strip of Flood zone 3.			
<b>Suitability summary</b>			
Although the site is Greenfield land, the site is within the settlement boundary and therefore the site does have potential in the future due to its location close to existing development and facilities. Suitable for residential development although historic remains may limit extent of site available in south western corner which is also in conservation area.			
<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 SSDC 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 likely in the medium term.			
<b>Conclusion</b>			
The land, although suitable and available is essentially Greenfield land and should be developed after other more suitable Brownfield developments have been investigated.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		15.90	50.00

BUCK005



Site ref	Settlement	Site Area (ha)	Former Local Authority
BUR008	Burford	1.19	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Green field adj. Aspire Centre		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
agricultural/grazing		No planning status	
<b>Description of site</b>			
Flat site used for grazing, good (summer) hedge to rear. Surrounded on most sides by employment uses. Access on bend but reasonably visibility, within speed limit.			
<b>Policy restrictions</b>			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place. Identified in the Local Plan as suitable for employment use.			
<b>Physical constraints</b>			
Currently surrounded by employment uses.			
<b>Suitability summary</b>			
The site does have potential in the future due to the edge of settlement location close to existing development and facilities.			
<b>Availability summary</b>			
Availability is not confirmed but the site was in the last Urban Housing Capacity Study and there is a reasonable prospect of availability in the medium term.			
<b>Achievability summary</b>			
<input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site if the site is proven to be available. 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 land, although suitable and available is essentially Greenfield land and should be developed after other more suitable Brownfield developments have been investigated.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		29.45	35.00

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