

Site ref	Settlement	Site Area (ha)	Former Local Authority
LUD005	Ludlow	0.06	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
21 New Street (NB not 20)		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		Pre-application discussion	
<b>Description of site</b>			
Rectangular flat site currently occupied by one bungalow. Higher property level to rear (Belle Vue Terrace) - retaining wall. Narrow access into New Street from New Road and no on road parking so parking must be on site. Surrounding uses are all residential. No trees or hedges. Boundary clearly defined.			
<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>			
<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.			
<b>Conclusion</b>			
The site is considered suitable and has been actively promoted through the planning system recently. Therefore, it is thought possible this site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		79.95	5.00

LUD005



Site ref	Settlement	Site Area (ha)	Former Local Authority
LUD007	Ludlow	0.10	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
The Gospel Hall, Clee View		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
place of worship		Current planning application (pending)	
<b>Description of site</b>			
Level site, hedge to rear and western boundary, wire fence to front and east. Public footpath runs along eastern boundary. No mature trees.			
<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>			
None.			
<b>Suitability summary</b>			
The site is considered suitable and received planning permission after the base date of the study for use as residential land. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner through the planning system recently.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is considered suitable and received planning permission after the base date of the study for use as residential land. This site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		52.43	5.00

LUD007



Site ref	Settlement	Site Area (ha)	Former Local Authority
LUD008	Ludlow	1.88	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Bus depot at Fishmore Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
transport		Planning permission not started	
<b>Description of site</b>			
Flat site at northern end, industrial buildings on part, mostly hard surface, overhead lines, currently fenced, possible contamination from fuel storage tanks and washing areas. Site includes former brickworks quarry with steep side. Surrounding uses all residential, overlooked by houses to north.			
<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>			
Possible contamination from fuel storage tanks and washing areas.			
<b>Suitability summary</b>			
The site is considered suitable and received planning permission after the base date of the study for use as residential land. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is considered suitable and received planning permission after the base date of the study for use as residential land. This site could come forward within the next 5 year time frame. The site has been phased to reflect the time it may take to develop the large site in the current market.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		50.05	94.00

LUD008



Site ref	Settlement	Site Area (ha)	Former Local Authority
LUD020	Ludlow	1.04	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Lloyds of Ludlow Corve Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
mixed employment use.		No planning status	
<b>Description of site</b>			
A flat site in the centre of Ludlow. Formally railway sidings then haulage company depot with coal yard and storage.			
<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 mixed use which included some housing.			
<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.			
<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 longer term. The recent relocation of the coal yard and brick storage area to other parts of the site and the haulage operation implies little opportunity for housing in the short 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 considered suitable for residential development, and is expected to be available and developable in the longer term.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		33.78	35.00

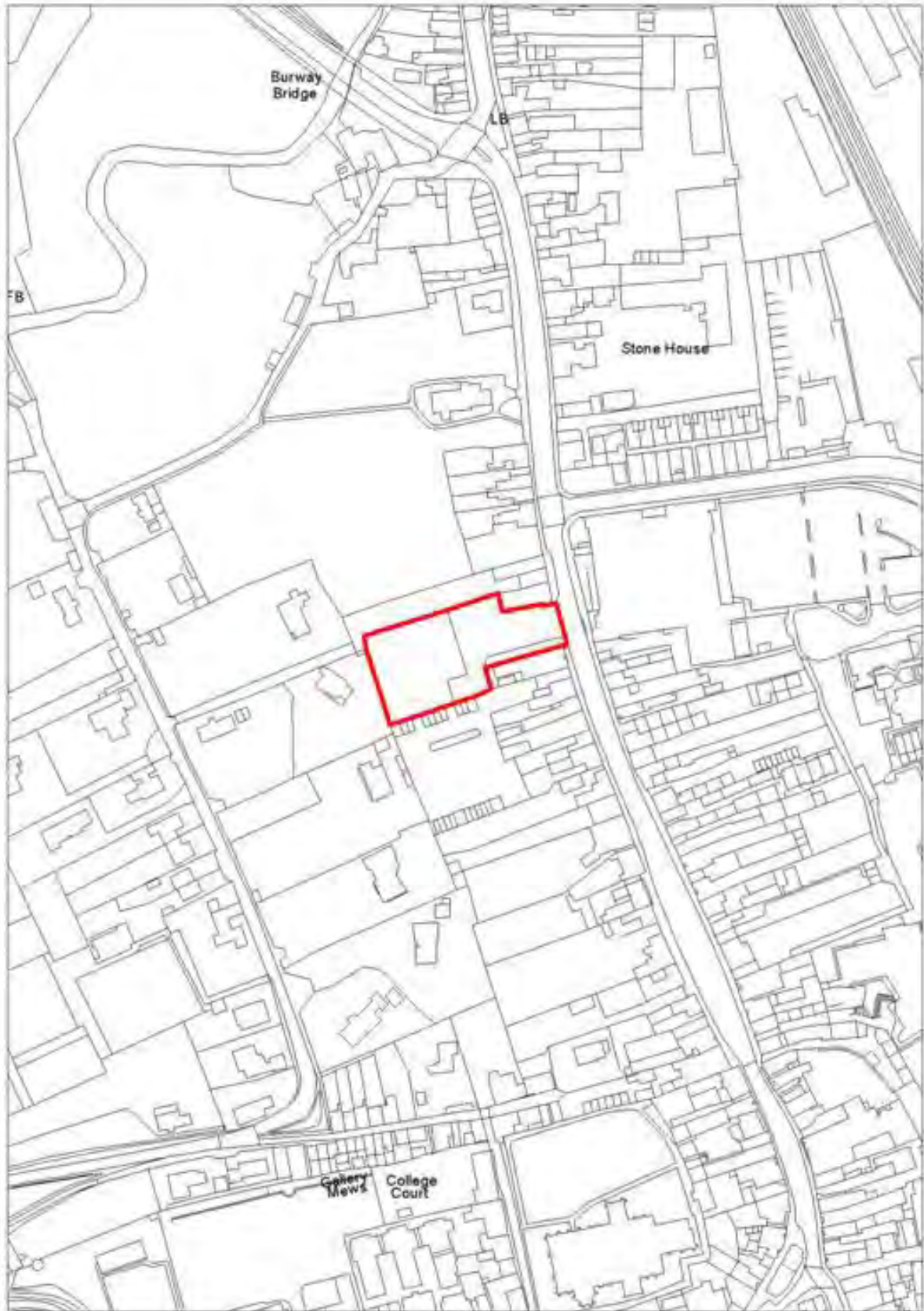
LUD020





Site ref	Settlement	Site Area (ha)	Former Local Authority
LUD021	Ludlow	0.27	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Castle Garage, Corve Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
petrol sales and motor workshop		Not Known	
<b>Description of site</b>			
Fairly flat site has already been cleared. No mature trees or hedges. Boundaries mainly brick walls to rear and sides. Surrounding uses are residential/office/retail and graveyard. Buildings to rear are large detached houses on the Linney, with three storey retail with office or residential above along Corve Street and Teco opposite in Corve Street..			
<b>Policy restrictions</b>			
Within settlement boundaries of a main settlement identified in the Local Plan where most development will take place. Development brief in 2003 recommended mixed residential and office/retail.			
<b>Physical constraints</b>			
Fairly narrow access from Corve Street close to traffic lights at Tesco, access will need to impact as little as possible on street frontage. There is also a very narrow access lane onto the Linney. Possible contamination from petrol and storage tanks.			
<b>Suitability summary</b>			
The site is considered suitable for mixed use development, subject to satisfactory access and decontamination measures. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner through the planning system recently.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is considered suitable for mixed use development, subject to satisfactory access and decontamination measures. Due to the ready availability and the fact that it has been actively promoted through the planning system recently, it is thought possible this site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		51.23	14.00

LUD021



Site ref	Settlement	Site Area (ha)	Former Local Authority
LUD022	Ludlow	1.36	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Morris Bufton Galdeford		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
employment land		Not Known	
<b>Description of site</b>			
A narrow sloping site parallel to the railway. The west side of the site contains the substantial buildings. The site narrows and slopes down to the east, this is used as rough storage area, some lorry bodies. Access from both ends possible but would need some demolition. The site shows signs of recent investment. Screened by wooded railway embankment from north, lower part of site overlooked by new development.			
<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 comprehensive redevelopment including employment uses. Development brief confirms predominate use employment, some housing appropriate.			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
The site is considered suitable for mixed use development. 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.			
<b>Conclusion</b>			
The site is considered suitable for mixed use development. Given the recent high level of investment in the existing use we have to assume any redevelopment would be medium to long term although parts of the site are underused.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		36.81	50.00

LUD022



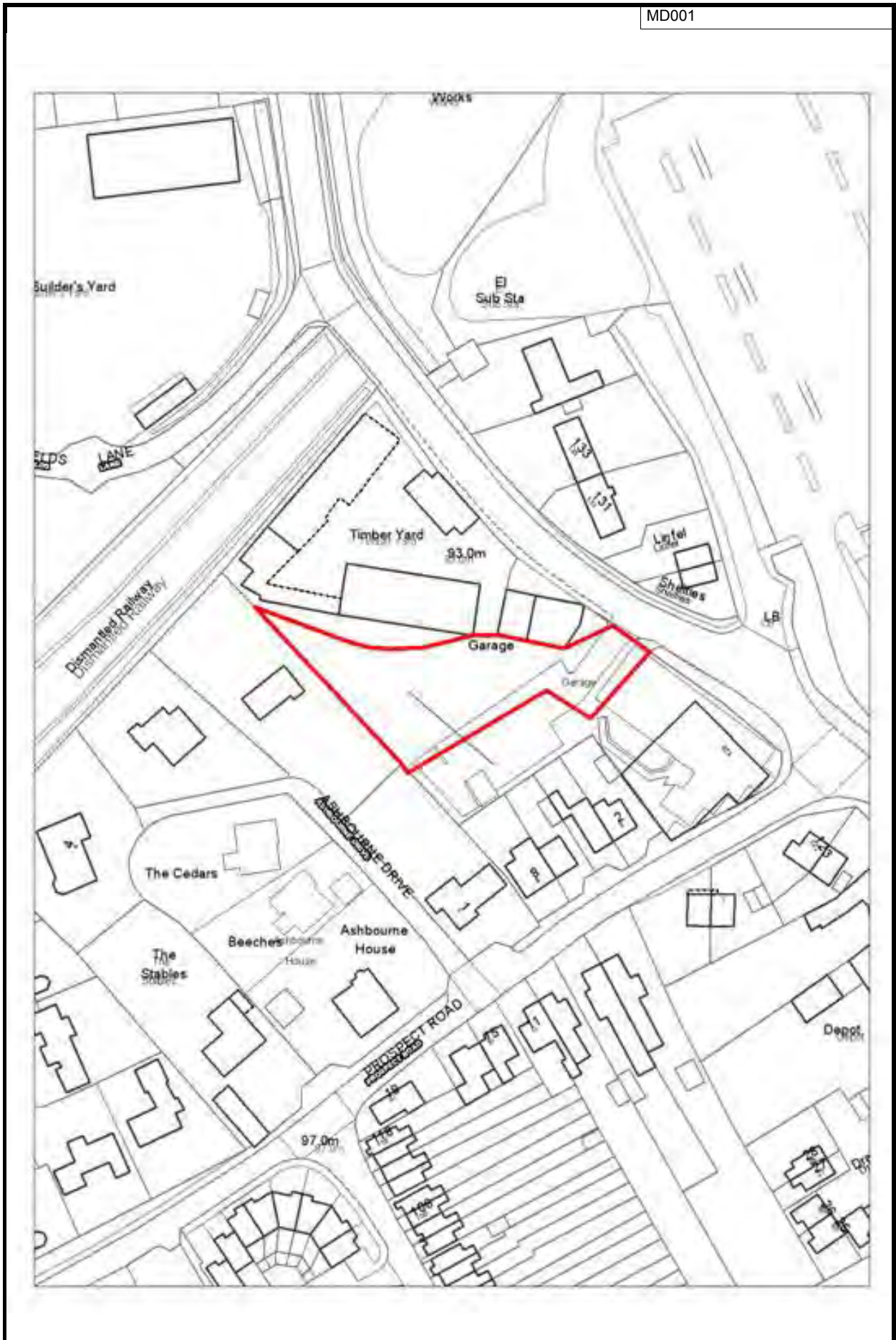
Site ref	Settlement	Site Area (ha)	Former Local Authority
LUD023	Ludlow	0.40	South Shropshire
<b>Site Address</b>		<b>Type of site</b>	
BT Lower Galdeford		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
employment land		Not Known	
<b>Description of site</b>			
Relatively flat site BT premises occupied by a dominant 3 storey brick building with single storey buildings to the north and west. Access onto Lower Galdeford which starts to slope steeply to the west as a consequence the residential development to the west overlooks the site.			
<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>			
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.			
<b>Availability summary</b>			
Although the site was promoted in the last UHCS, we have been informed that the site is likely to come forward in the longer term. 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>			
Site suitable for medium density development. Although the site was promoted in the last UHCS, we have been informed that the site is likely to come forward in the longer term and therefore is placed in the second five year timeframe.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		37.92	15.00

LUD023



Site ref	Settlement	Site Area (ha)	Former Local Authority
MD001	Market Drayton	0.15	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land at Cheshire Street		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 part of build base. Access is possible off Adderley Road. There is low density housing to the south of the site on prospect road. The area to the north is used for Buildbase MD011 and has a permission for housing.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
The site is suitable for medium-high density development, possibly brought forward with the site to the north. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is suitable for medium-high density development. Due to the relatively small nature of the site and the fact that it has been actively promoted through the planning system, it is thought possible this site could come forward within the next 5 year time frame.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
39.89		6.00	

MD001



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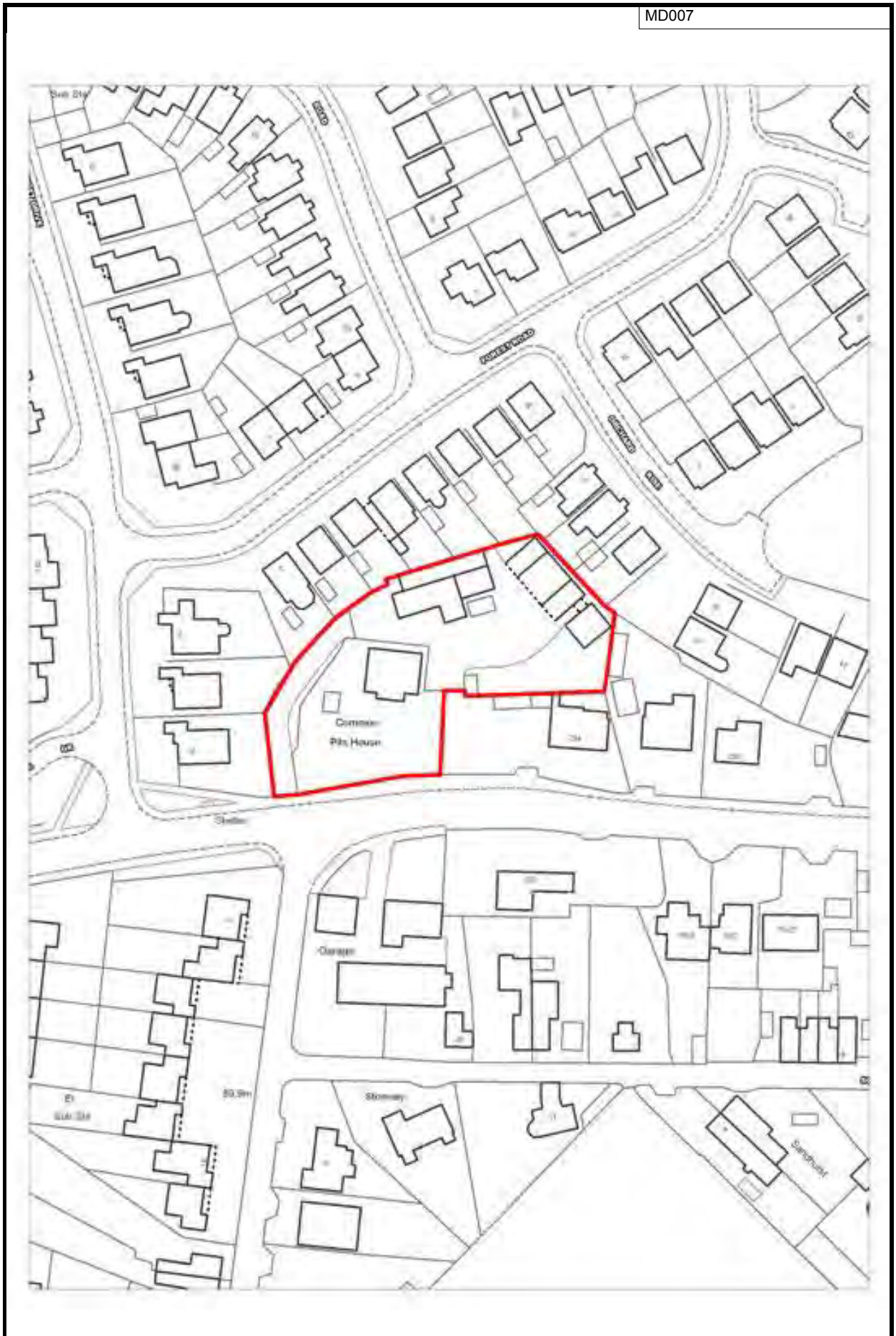
Site ref	Settlement	Site Area (ha)	Former Local Authority
MD004	Market Drayton	0.23	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Haulage yard		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
This is a small enclosed site currently used as a haulage yard set in a housing area. There is good access close to the main roads within the settlement. There is no greenery on the site.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for a small scale 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>			
The site is considered suitable for a small scale housing development. Due to the relatively small 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>	
51.94		12.00	

MD004



Site ref	Settlement	Site Area (ha)	Former Local Authority
MD007	Market Drayton	0.30	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Common Pits Farm, Shrewsbury Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
The site consists of a house and garden in a built up area. There is good wide access on to the main road which could be used for access for multiple dwellings. There is a telegraph pole in the corner of the site. Hedges shield the site from the road.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.			
<b>Physical constraints</b>			
None.			
<b>Suitability summary</b>			
Site has permission for 14 dwellings granted after the base date of the study. 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>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner through the planning system recently.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
Site has planning permission and is part of a larger site subject to a permission for a 60 bed nursing home but this could come forward independently as the site is ready to be developed. The site is therefore deliverable within the first 5 year timeframe.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
47.32		14.00	

MD007



Site ref	Settlement	Site Area (ha)	Former Local Authority
MD008	Market Drayton	1.12	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land adjacent to Kirkridge, Shrewsbury Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
The site is an open Greenfield with a caravan located inside the boundary. The field is bounded by main roads (including the A53) on three sides. Surrounding uses include industrial, residential and open countryside.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.			
<b>Physical constraints</b>			
Proximity of industrial uses.			
<b>Suitability summary</b>			
The site is outside the built up area but within the settlement boundary and is suitable subject to overcoming environmental constraints. The site could offer a suitable location for development and could contribute to the creation of sustainable, mixed communities.			
<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 outside the built up area but within the settlement boundary and is suitable subject to overcoming environmental constraints in such a way that the proposed development remains viable and deliverable within 5 years.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
26.75		30.00	

MD008



Site ref	Settlement	Site Area (ha)	Former Local Authority
MD009	Market Drayton	0.50	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land adjacent to Cross Hays, Shrewsbury Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
The site is a Greenfield site currently used for grazing. The site is overgrown in parts. Surrounding uses include residential and parking for the Muller Factory located opposite. The adjacent parking area is allocated as a new employment site within the adopted Local Plan.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.			
<b>Physical constraints</b>			
The site is in disparate ownership and would require land assembly.			
<b>Suitability summary</b>			
The site is suitable for medium density housing, subject to suitable buffers being made between the development and current/planned industrial uses. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.			
<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 medium density housing, subject to suitable buffers being made between the development and current/planned industrial uses. 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.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		26.13	13.00

MD009





Site ref	Settlement	Site Area (ha)	Former Local Authority
MD010	Market Drayton	1.25	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land off Greenfields Lane		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
<p>The site comprises an area of open Greenfield land and an industrial unit with parking area currently occupied by PD Stevens and Sons (vehicle repair). Surrounding uses include a dismantled railway line, residential, builders yard (MD011), and open countryside (proposed recreation area in adopted local plan). There is a pond located to the west of the site. There are a number of mature trees that run down the western boundary. There is a proposed cycle route to run along the site boundary. The lane would need widening to accommodate housing to both sides.</p>			
<b>Policy restrictions</b>			
<p>Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.</p>			
<b>Physical constraints</b>			
<p>There is potential contamination from previous uses.</p>			
<b>Suitability summary</b>			
<p>The site is suitable for medium density residential development subject to decontamination. The site comprises two parts which should be brought forward together. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p>			
<b>Availability summary</b>			
<p>Availability is not confirmed but the site was in the last Urban Housing Capacity Study and there is a reasonable prospect of availability in the medium term.</p>			
<b>Achievability summary</b>			
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p>			
<b>Conclusion</b>			
<p>The site is suitable for medium density residential development subject to decontamination. 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.</p>			
<b>Final density:</b>		<b>Final suggested yield:</b>	
		36.06	45.00

MD010



Site ref	Settlement	Site Area (ha)	Former Local Authority
MD012	Market Drayton	1.16	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
34 - 36 Stafford Street through to High Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
The site is a significant area on the edge of the town centre. The site comprises a number of uses including former garage and parking area, backlands site, bowling green (in use), haulage depot and residential property . Surrounding uses include residential and a supermarket.			
<b>Policy restrictions</b>			
Conservation area, archaeologically sensitive 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. The site is suitable for high density residential development, subject to the viability of the road being secured through additional funding.			
<b>Availability summary</b>			
Availability is unknown for the whole site, however the site was in the last UHCS and part of the site (34 - 36 Stafford Street) is currently being marketed by Barbers Commercial. multiple ownerships on rest of site with unknown availability.			
<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 has been the subject of several discussions and has been promoted for development despite the difficulties of the multiple ownership issues. The possible contamination issues and the multiple ownerships, together with the fact that the site is in a sensitive area; the site is unlikely to come forward before 2013.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		39.56	46.00

MD012



Site ref	Settlement	Site Area (ha)	Former Local Authority
MD014	Market Drayton	0.29	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Cricket Club, Betton Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Current planning application (pending)	
<b>Description of site</b>			
The site is currently the club house and parking area for Market Drayton Cricket Club. Surrounding uses include residential uses and the Cricket Pitch.			
<b>Policy restrictions</b>			
<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 redevelopment for medium density housing at 2 / 3 storeys subject to the satisfactory relocation of existing recreational facilities.			
<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>			
Due the site having been actively promoted through the planning system recently, it is thought possible this site could come forward within the next few years which would suggest that the site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		38.15	11.00

MD014



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Site ref	Settlement	Site Area (ha)	Former Local Authority
MD016	Market Drayton	0.08	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
77 - 83 Shropshire Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
<p>The site is a precinct of five retail units with residential / commercial units above together and external parking court to the rear. Approximately half of the units (commercial and residential) are vacant. The surrounding uses include residential, retail, office and public house. A high proportion of the retail units fronting the length of Shropshire Street are also currently vacant.</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. The site is suitable for high density development as part of a mixed-use scheme, taking in to account the conservation area and surrounding character.</p>			
<b>Availability summary</b>			
<p>Availability is unknown however the site was in the last UHCS</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>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.</p>			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		76.82	6.00

MD016





Site ref	Settlement	Site Area (ha)	Former Local Authority
MD017	Market Drayton	0.20	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land adjacent to Gwendaron, Kilnbank Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		No planning status	
<b>Description of site</b>			
The site is Greenfield, triangular in shape and currently used for grazing. Surrounding uses are residential and open countryside.			
<b>Policy restrictions</b>			
<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 housing subject to satisfactory access.			
<b>Availability summary</b>			
Availability is unknown however the site was in the last UHCS.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
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.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		39.49	8.00

MD017



Site ref	Settlement	Site Area (ha)	Former Local Authority
MD018	Market Drayton	1.36	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land off Kilnbank Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Pre-application discussion	
<b>Description of site</b>			
<p>The site is a steeply sloping Greenfield area on the edge of Market Drayton. The site is currently used for grazing. The top of the site forms a plateau which is partly wooded. Surrounding uses include agricultural, grazing and residential. The site is very prominent and the topography of the site it forms a important landscape feature.</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. The site is suitable for medium density 2 storey development, providing that there is appropriate access and design consideration. Retention of part of the original tree cover would be desirable.</p>			
<b>Availability summary</b>			
<p>Availability is unknown however the site was in the last UHCS.</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 through the planning system recently, it is thought possible this site could come forward within the next few years which would suggest that the site could come forward within the next 5 year time frame.</p>			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		16.14	22.00

MD018



Site ref	Settlement	Site Area (ha)	Former Local Authority
MD020	Market Drayton	0.14	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Car Sales Area, Salisbury Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
The site is a former scrap yard, now cleared and used as car sales area. Surrounding uses are mainly residential.			
<b>Policy restrictions</b>			
<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 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 and the site has been promoted by a developer/ landowner for the purposes of this study.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site has been actively promoted through the planning system recently, it is thought possible this site could come forward within the next few years which would suggest that the site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		35.48	5.00

MD020



Site ref	Settlement	Site Area (ha)	Former Local Authority
MD021	Market Drayton	0.46	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land off Pheonix Bank		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
The site is currently used by light industrial occupiers - including tank manufacture and drinks distributor. Surrounding uses include further light industrial, swimming pool and open countryside. There is a watercourse that runs thought the site.			
<b>Policy restrictions</b>			
<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 to high density residential development. Buffering of current industrial uses may be required. There is a potential of contaminated land.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site has been actively promoted through the planning system recently, it is thought possible this site could come forward within the next few years which would suggest that the site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		93.53	43.00

MD021





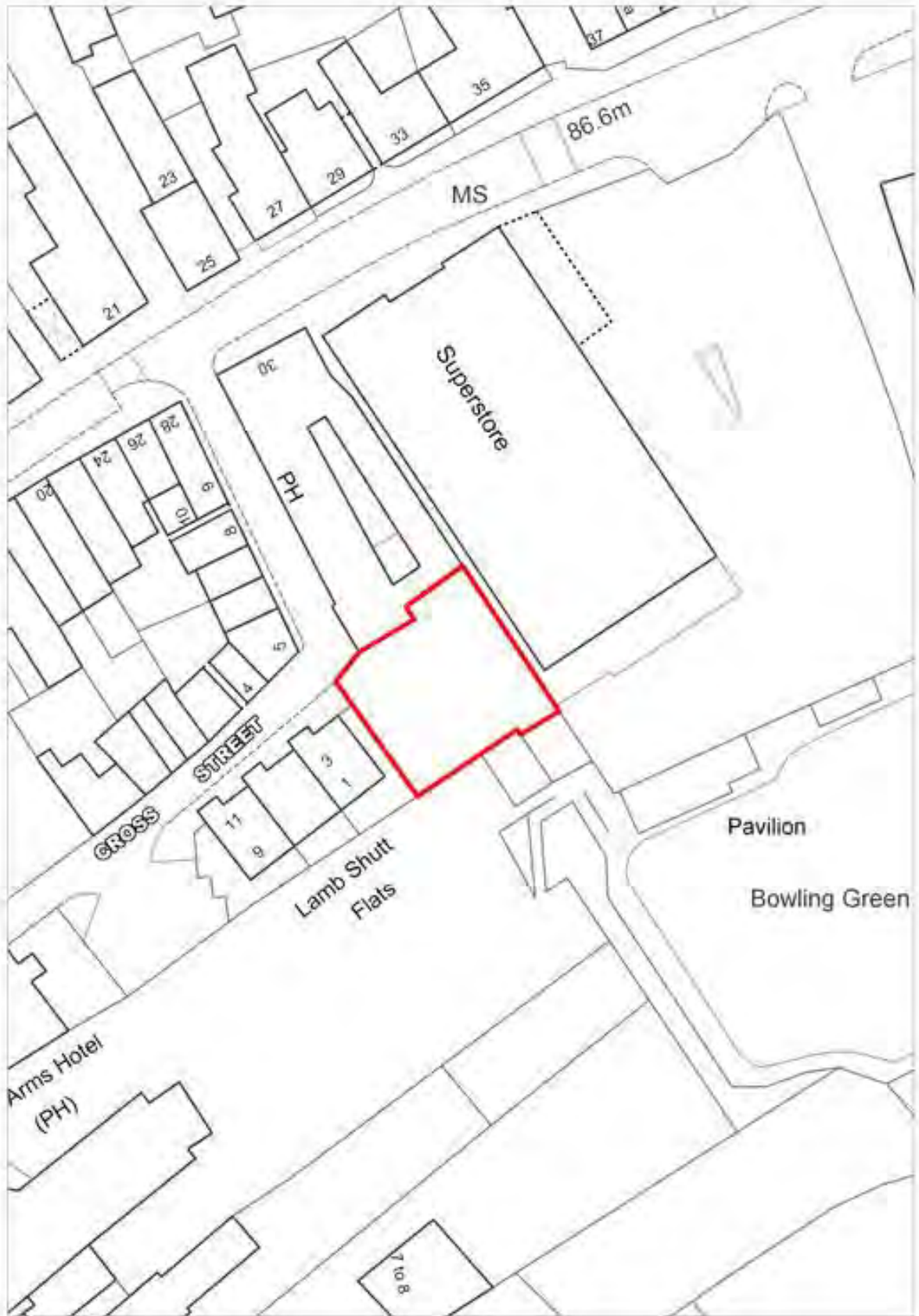
Site ref	Settlement	Site Area (ha)	Former Local Authority
MD023	Market Drayton	0.02	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land rear of Coach and Horses, Shropshire Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Current planning application (pending)	
<b>Description of site</b>			
This is a grassed area to the rear of the Coach and Horses public house. The site is within the development boundary.			
<b>Policy restrictions</b>			
<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>			
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>			
Due to the relatively small nature of the site and the fact that it has been actively promoted through the planning system recently, it is thought possible this site could come forward within the next few years 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>	
201.13		5.00	

MD023



Site ref	Settlement	Site Area (ha)	Former Local Authority
MD025	Market Drayton	0.03	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land to rear of Salopian Star, Stafford Street		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
The site is an irregular shape. There is access through a car park surrounded by shops. There is a vets to the east of the site.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.			
<b>Physical constraints</b>			
Access could come through the car park.			
<b>Suitability summary</b>			
This site was granted permission in May 2008 for 6 dwellings. From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner through the planning system recently.			
<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 has permission and is likely to come forward in the next 5 year period.			
<b>Final density:</b>		<b>Final suggested yield:</b>	
192.45		6.00	

MD025



Site ref	Settlement	Site Area (ha)	Former Local Authority
MD028	Market Drayton	1.25	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
East of Farcroft Meadows		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Unknown		Not Known	
<b>Description of site</b>			
The site is a Greenfield Local Plan allocated site. Surrounding uses include residential and recreational and open countryside. A dismantled railway track runs to the south of the site. A proposed cycle route runs through the site.			
<b>Policy restrictions</b>			
Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. The site is allocated in the local plan for 45 no. dwellings.			
<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.			
<b>Availability summary</b>			
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner through the planning system recently.			
<b>Achievability summary</b>			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.			
<b>Conclusion</b>			
The site is considered suitable for development and has been promoted through the planning system recently. Due to the relatively small nature of the site and the fact that it has been actively promoted through the planning system recently, it is thought possible this site could come forward within the next 5 year time frame.			
		<b>Final density:</b>	<b>Final suggested yield:</b>
		35.96	45.00

MD028



Site ref	Settlement	Site Area (ha)	Former Local Authority
MD035/09	Market Drayton	4.20	North Shropshire
<b>Site Address</b>		<b>Type of site</b>	
Land at Longford Turning		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Allocation (non housing)	
<b>Description of site</b>			
Elongated site located to the west of Market Drayton between Sherwood Crescent and Tern Valley Business Park. The site is located within the Development Boundary and is defined by the North Shropshire Local Plan as a Proposed Recreation Area (F5). The site is currently in agricultural use with a dense wooded strip covering a relatively wide strip along the eastern part of the site. There is a strip of land to the west of the site which as yet is not developed but has outline planning permission for an extension to Tern Valley Business Park. Once developed, the designation as a recreation area will become more important as this strip of land will have an enhance role as a buffer between the business park and the residential area. The development of the site to the west would include provision of a new roundabout at Longford Turning to the north and a link road which would cross the north west corner of the site.			
<b>Policy restrictions</b>			
Proposed recreation 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.			
<b>Availability summary</b>			
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.			
<b>Conclusion</b>			
The site is considered suitable fro development. Due to 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>
		14.29	60.00

MD035/09

