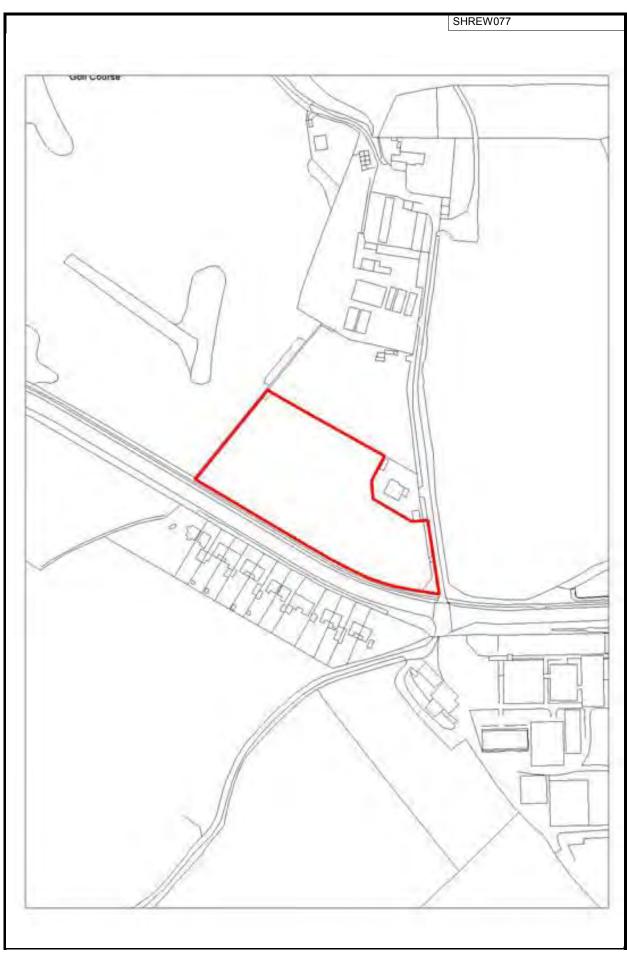
	Settlement		Site Area (ha)	Former Local Authority		
SHREW075	Shrewsbury		1.01	Shrewsbury and Atcham		
Site Address	I	Type of site	9			
and adjacent to Sut	ton House Farm	Brownfield				
Current/previous		Planning	Planning status			
nknown	landasc	Not Known	iatus			
Description of site	•					
	uthern border of the settlement boundary and adjoi			The site is a part of a larger parce		
Policy restrictions	3					
Local Plan Policies H		ed Greenspace LC4. Ide	entified as a 'Sugges	ect to satisfying relevant criteria sted Non-Employment Secondary fort Accessibility Study.		
Physical constrain	nts					
Suitablility summ	arv					
detailed analysis of th	ne site and its benefits or res		subject to further lar	dscape assessment to enable mo		
detailed analysis of th			subject to further lar	idscape assessment to enable mo		
ŕ	ne site and its benefits or res		subject to further lar	idscape assessment to enable mo		
Availability summ The site is being activ	ne site and its benefits or res	strictions.	r ownership problen	ns which could limit development		
Availability summ The site is being activ	ne site and its benefits or res	strictions.	r ownership problen	ns which could limit development		
Availability summ The site is being active here and the site has	ne site and its benefits or resolvers ary vely promoted by Roger Par been promoted by a develo	ry. There are no legal o per/ landowner for the p	r ownership problen ourposes of this stud	ns which could limit development dy.		
Availability summ The site is being active here and the site has Achievability sum From the information From the information	ne site and its benefits or resolvent ary vely promoted by Roger Par been promoted by a develo	ry. There are no legal of per/ landowner for the per/ landowner for	r ownership problen ourposes of this stud	ns which could limit development		
Availability summ The site is being active has a site is being active has a site has a s	ne site and its benefits or residence site and its benefits or residence and its benefits or res	ry. There are no legal of per/ landowner for the per/ landowner for	r ownership problen ourposes of this stud	ns which could limit development dy.		
Availability summ The site is being activate and the site has Achievability sum From the information From the information complete and sell the	ne site and its benefits or residence site and its benefits or residence and its benefits or res	ry. There are no legal of per/ landowner for the per/ landowner for	r ownership problen ourposes of this stud	ns which could limit development dy.		
Availability summ The site is being active here and the site has Achievability sum From the information complete and sell the	ne site and its benefits or resolvent ary vely promoted by Roger Par been promoted by a develor available, it is considered the available it is also considered the housing in this area is good	ry. There are no legal of per/ landowner for the per/ landowner for	r ownership problem ourposes of this stud e prospect that hous omically viable and to	ns which could limit development dy. sing will be delivered on the site. he capacity of the developer to		
Availability summ The site is being active here and the site has Achievability sum From the information From the information complete and sell the	ne site and its benefits or residence site and its benefits or residence site and its benefits or residence. Imary available, it is considered the available it is also considered the available, it is thought possible available for potential development of the available is thought possible available it is thought possible available it is thought possible available it is thought possible available.	ry. There are no legal of per/ landowner for the per/ landowner for	e prospect that house smically viable and to the second within the second and within the second and the second	ns which could limit development dy. sing will be delivered on the site. he capacity of the developer to		



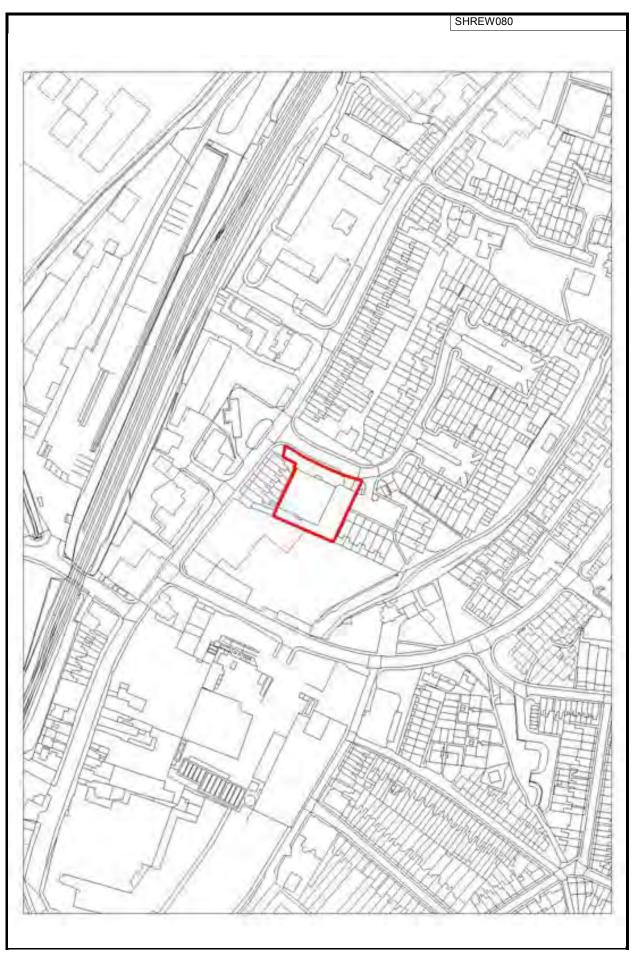
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I a	Ta		1.00		I =		
Site ref SHREW077	Settlement			Area (ha)	Former Local Authority		
	Shrewsbury		1.08		Shrewsbury and Atcham		
Site Address			of site				
Land at Otely Road			Greenfield				
Current/previous	landuse		Planning status				
Unknown		Not Kr	nown				
Description of sit							
	indary. This site comprises nd the mature trees on the		which appears t	o de usea ioi	r grazing. There is a bungalow		
Policy restrictions							
					ct to satisfying relevant criteria		
	IS1/HS2).The site is an allo	Сатей Отеспъра	се іп апортеп к	осат ріан.			
Physical constrai	nts						
None. Suitablility summ	on.						
	ary or medium density residenti	al development.	subject to the s	ite not being	required as greenspace.		
Availability summ							
confidence in the site could limit developme	e being available and comin ent here and the site has be	ng forward for dev	elopment. The	re are no leg	s study suggests that there is all or ownership problems which the purposes of this study.		
Achievability sum							
	available, it is considered to development is being act		asonable prosp	ect that hous	ing will be delivered on the site as		
Conclusion							
The site is suitable fo	or medium density residenti	al development,	subject to the s	ite not being	required as greenspace.		
	Fin	nal density:		Final	suggested yield:		
Ī	·		37.06		40.00		



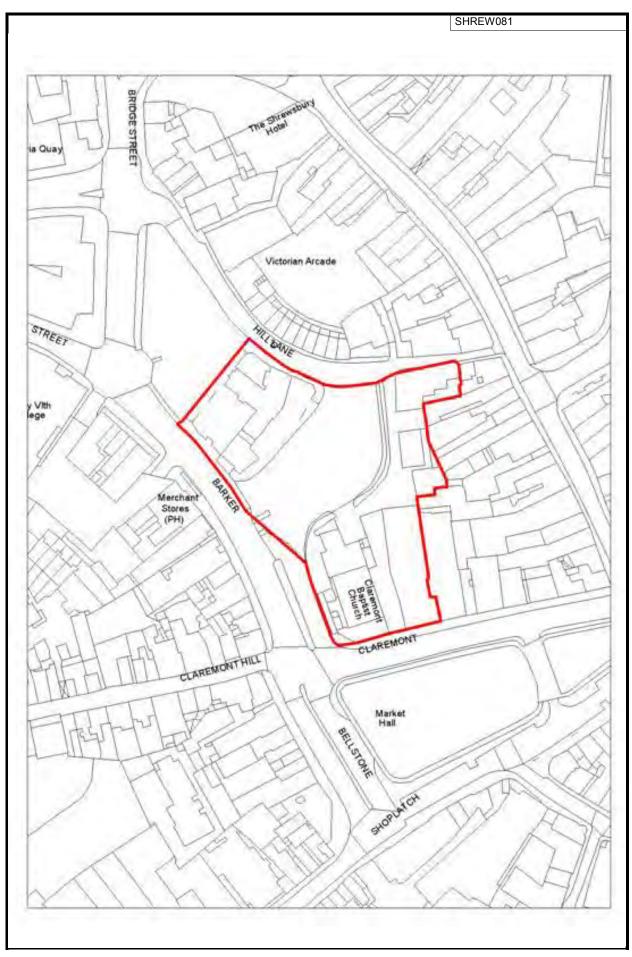
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Site ref	Settlement		Site Area (ha)	Former Local Authority		
SHREW080	Shrewsbury		0.88	Shrewsbury and Atcham		
Site Address		Type of site				
	te/ St Micheals Street	Brownfield				
Current/previous I	anduse	Planning st	Planning status			
nknown		Not Known	utuo			
Description of site						
	re brick built warehouse type townhouses / maisonettes			th old Victorian terraces and new 2 proximity.		
Policy restrictions						
Local Plan Policies HS	61/HS2). in a Conservation Area, whe	·		ect to satisfying relevant criteria possible enhance the setting,		
Physical constrain	ts					
development and would	available, the site is consider	of sustainable, mixed of		e site offers a suitable location for ite has no known policy restrictions		
Availability summa	ıry					
Site has recently been here to develop for ho	bought back by Morris Lubrusing however, given the co			ng. There is an obvious opportunity usiness, it is unlikely to come forwa		
here to develop for how within the first 5 year to Achievability sumr	bought back by Morris Lubi using however, given the co meframe.	ntinued use of the site	for a strong local b	usiness, it is unlikely to come forwa		
Site has recently been here to develop for how within the first 5 year to within the first 6 years assumed that the land	bought back by Morris Lubi using however, given the co meframe. mary an area with a strong housin	ntinued use of the site	for a strong local b e no known owners ural use. Access to	usiness, it is unlikely to come forwa		
Site has recently been here to develop for how within the first 5 year to within the site is situated in assumed that the land transport infrastructure for the first 5 year to within	bought back by Morris Lubrusing however, given the comeframe. mary an area with a strong housin is uncontaminated due to it incorporated to increase the	ntinued use of the site	e no known owners ural use. Access to development.	usiness, it is unlikely to come forwa		
Site has recently been nere to develop for how within the first 5 year to within the first 1 year to within the land to withi	bought back by Morris Lubrusing however, given the comeframe. mary an area with a strong housing is uncontaminated due to it is incorporated to increase the incorporated to increase the properties of the converting in the converting is unable to the incorporated to increase the incorporated to increase the converting in the converting is in the converting in the conve	ntinued use of the site	e no known owners ural use. Access to development.	ship problems or issues. It is the site can be achieved and publi		



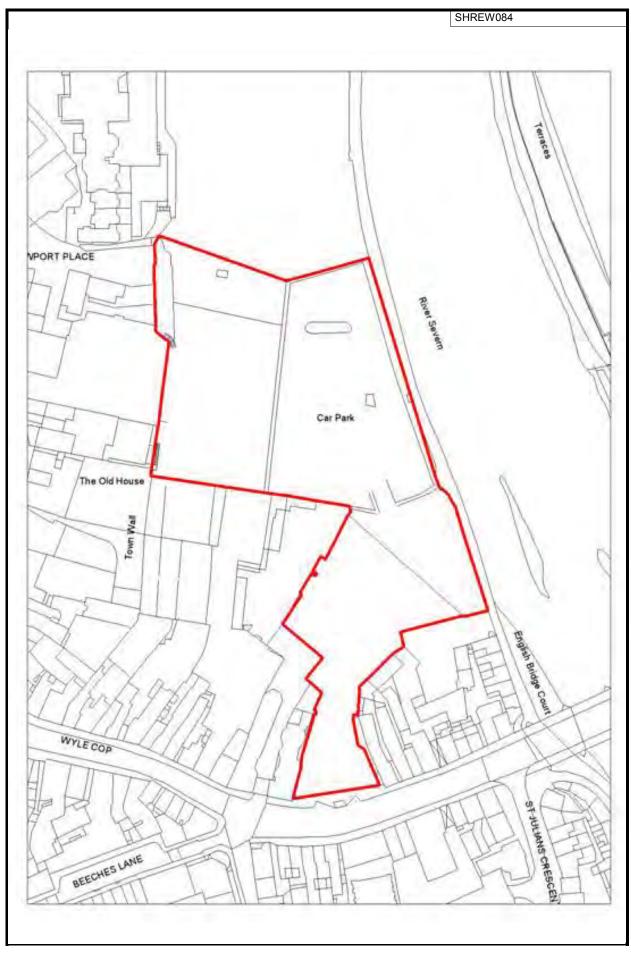
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Site ref SHREW081	Settlement		Site Area (ha)	Former Local Authority
	Shrewsbury		0.56	Shrewsbury and Atcham
Site Address	1	Type of site	I	
Site at Barker Street/ St Aus	stins Street	Brownfield		
Current/previous landu		Planning sta	ntus	
Jnknown		Not Known	1140	
Description of site				
within the settlement bounda	college, museum			r in use for a variety of commercial car parks. Good road frontage onto
Policy restrictions				
Local Plan Policies HS1/HS The site is located within a C appearance or character of t	62). Conservation Are	ere residential development i		ct to satisfying relevant criteria ossible enhance the setting,
Physical constraints				
Suitablility summary				
or physical limitations that v	vould iiiiii develd	pment.		
Availability summary				
□Information gathered for the forward for development. The	here are no legal	or ownership problems which		site being available and coming oment here and the site has been
☐Information gathered for the	here are no legal andowner for the	or ownership problems which		
□Information gathered for the forward for development. The promoted by a developer/land land land land land land land land	here are no legal andowner for the the strong lead with a strong lead to the strong lead	or ownership problems which purposes of this study.	e no known owners	oment here and the site has been
□Information gathered for the forward for development. The promoted by a developer/landary Achievability summary The site is situated in an areassumed that the land is un transport infrastructure inco	here are no legal andowner for the ea with a strong a acontaminated du proprated to incre	or ownership problems which purposes of this study. nousing market, and there are te to its longstanding agricultuase the sustainability of any description.	e no known owners iral use. Access to levelopment.	hip problems or issues. It is the site can be achieved and public
Information gathered for the forward for development. The promoted by a developer/landary and the site is situated in an areassumed that the land is untransport infrastructure incomplete incomplete in the site is suitable for hous available from in the medium	here are no legal andowner for the andowner for the ea with a strong accontaminated durporated to incressing development meterm and due to the strong development meterm and due to the strong development term and d	or ownership problems which purposes of this study. nousing market, and there are to its longstanding agricultuase the sustainability of any decrease the s	e no known owners iral use. Access to levelopment.	hip problems or issues. It is the site can be achieved and public the site can be achieved and public ve expressed that the site would be hin the conservation area and the



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Site ref	Settlement		Site Area (ha)	Former Local Authority	
SHREW084	Shrewsbury		1.00	Shrewsbury and Atcham	
Site Address		Type of site	1	1	
Site at Wyle Cop		Brownfield			
Current/previous	ianduse	Planning sta			
nknown		No planning sta	atus		
Description of sit	e				
onto Wyle Cop which unused. A variety of	n is a main road into the commercial uses include	e town centre. Site is currently	mainly in use as c esidential surround	nglish Bridge. The site has frontage ar parking, but some of the area is als the site to the south and east ary.	
Policy restriction					
Vithin Shrewsbury se Local Plan Policies H		here residential development	is acceptable subje	ect to satisfying relevant criteria	
Physical constra	ints				
lood zone 2 and 3 c	overing approximately	2/3rds of the site.			
Suitablility summ	narv.				
Suitablility summ		annalalana di coltabili (C. 1	develor	art of a mixed use scheme, subject	
Availability sumn	narv				
Agents assures shorthis study suggests t	t to medium term avail that there is confidence ms which could limit de	e in the site being available and	d coming forward for	nation gathered for the purposes of or development. There are no legal by a developer/ landowner for the	
Achievability sun	nmary				
assumed that the lar	nd is uncontaminated d	housing market, and there and the to its longstanding agriculture as the sustainability of any of the sustainability of the sustainabi	ural use. Access to	thip problems or issues. It is the site can be achieved and publi	
Conclusion					
The site is suitable fo	or housing developmer	nt as part of a mixed use sche	ne, with delivery in	the 5-10 year timeframe.	
		Final dansity	F: 1	auganatad sialds	
		Final density:	Final	suggested yield:	



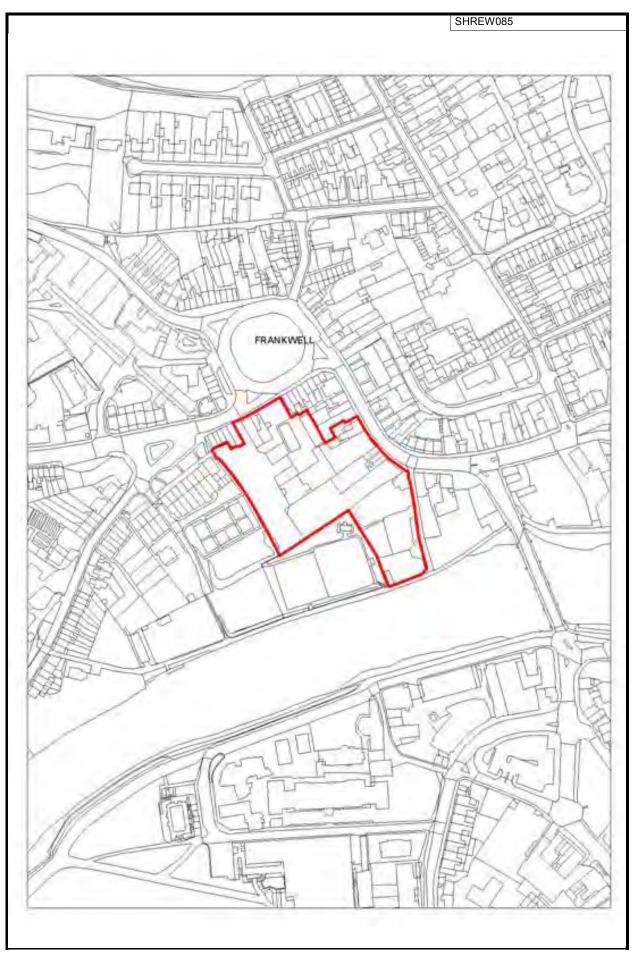
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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW085	Shrewsbury		0.94	Shrewsbury and Atcham
Site Address		Type of site	I	
and at Silkmoor		Brownfield		
Current/previous	s landuse	Planning sta	ntus	
nknown	, idiiddo	Not Known		
Description of si	te	<u> </u>		
The site is 300m we urrently in use for a	est of Shrewsbury town centre	es including offices, reta	il, a dairy and resid	n distributor road. The site is lential. These plots back onto the
Policy restriction	ns			
/ithin Shrewsbury s ₋ocal Plan Policies		esidential development i	s acceptable subje	ct to satisfying relevant criteria
Physical constra	ints			
ood zone 2 and 3.				
ssues. The site off		elopment and would con	tribute to the creat	
this study suggests	rt to medium term availability of that there is confidence in the	site being available and	I coming forward for	nation gathered for the purposes or development. There are no lega
or ownership proble ourposes of this stu		ent here and the site ha	as been promoted	by a developer/ landowner for the
Achievability sur	mmary			
	n available, it is considered tha ind development is being active		prospect that hous	ing will be delivered on the site as
Canalus-!				
Conclusion	ild donord on rologation of	ront upon or a refused :	oo oobomo and the	antinfactory mitigation of flaction
ssues. Due to the next few years. How	fact that the site has been active	vely promoted, it is thou site and the work requir	ght possible this si ed to be done as p	e satisfactory mitigation of flooding te could come forward within the art of any scheme, plus the existi frame.
	1			

Final density:

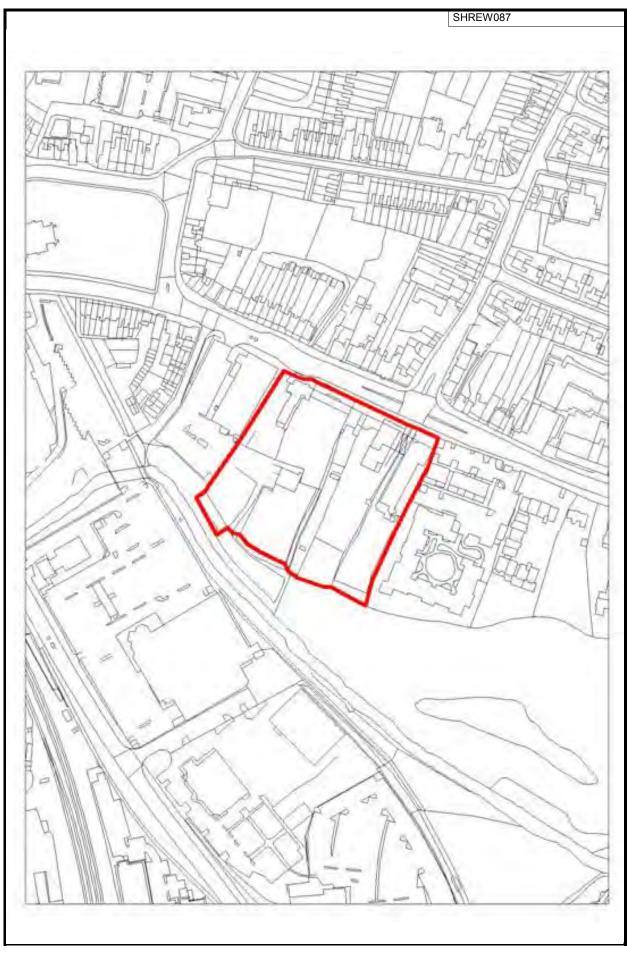
31.88

Final suggested yield:



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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW087	Shrewsbury		1.49	Shrewsbury and Atcham
Site Address		Type of site	1	
	House, Abbey Foregate	Brownfield		
Current/previous I		Planning st	atus	
Jnknown		Not Known		
Description of site	•			
	activities, including post office			distributor road. The site is in use for s fall away to Rea Brook and a large
Policy restrictions				
Site is located within some services of the se	ettlement boundary and within	n conservation area. R	Redevelopment wo	uld depend on relocation uses or
Physical constrain				
Site lies within flood zo	one 2 and bottom end of site	lies in flood zone 3		
development and wou	available, the site is consider	of sustainable, mixed of		e site offers a suitable location for site has no known policy restrictions
Availability summ	ary		on the site (Tief	
Agents assures short this study suggests th	ary to medium term availability g at there is confidence in the s s which could limit developme	iven the existing uses site being available an	d coming forward	mation gathered for the purposes of for development. There are no legal I by a developer/ landowner for the
Agents assures short this study suggests th or ownership problem purposes of this study Achievability sum	ary to medium term availability g at there is confidence in the s s which could limit development.	iven the existing uses site being available an ent here and the site h	d coming forward as been promoted	mation gathered for the purposes of for development. There are no legal I by a developer/ landowner for the
Agents assures short this study suggests the or ownership problem purposes of this study Achievability sum: The site is situated in assumed that the land	ary to medium term availability g at there is confidence in the s s which could limit developm //. mary an area with a strong housing	iven the existing uses site being available anent here and the site h	d coming forward as been promoted e no known owner ural use. Access to	mation gathered for the purposes of for development. There are no legal that by a developer/landowner for the state of the
Agents assures short this study suggests the or ownership problem purposes of this study Achievability sum. The site is situated in assumed that the land transport infrastructure. Conclusion	to medium term availability gat there is confidence in the sawhich could limit development. mary an area with a strong housing dis uncontaminated due to itse incorporated to increase the	iven the existing uses site being available anent here and the site hend the site hend there are side and there are side and the side and the side as ustainability of any of the sustainability of any of the side and the side a	e no known owner ural use. Access to development.	rmation gathered for the purposes of for development. There are no legal if by a developer/ landowner for the rship problems or issues. It is to the site can be achieved and public
Agents assures short this study suggests the property of the purposes of this study suggests the purposes of this study. Achievability sums. The site is situated in assumed that the land transport infrastructure transport infrastructure. Conclusion Due to fact that the site However, due to the results in the study of the study	to medium term availability gat there is confidence in the swhich could limit development. mary an area with a strong housing is uncontaminated due to its e incorporated to increase the inc	iven the existing uses site being available an ent here and the site has gmarket, and there are songstanding agricult es ustainability of any of the control	e this site could coor this site to com	mation gathered for the purposes of for development. There are no legal by a developer/ landowner for the ship problems or issues. It is the site can be achieved and public of the site can be achieved and the site can be achi
Agents assures short this study suggests the property of the purposes of this study Achievability sums. The site is situated in assumed that the land transport infrastructure. Conclusion Due to fact that the site however, due to the results is suggested.	to medium term availability go that there is confidence in the search which could limit development. The mary an area with a strong housing the suncontaminated due to itsee incorporated to increase the entire of the site and the worker suggest the site could come the suggest the site	iven the existing uses site being available an ent here and the site has gmarket, and there are songstanding agricult es ustainability of any of the control	e no known owner ural use. Access to development.	mation gathered for the purposes of for development. There are no legal by a developer/ landowner for the ship problems or issues. It is the site can be achieved and public of the site can be achieved and the site can be achi



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Site ref	Settlement	Settlement		Former Local Authority
SHREW114	Shrewsbury		9.46	Shrewsbury and Atcham
Site Address		Type of site		
Land at Sutton Gran	ge, Otley Road	Greenfield		
Current/previous	ent/previous landuse Planning s		Planning status	
Unknown Not Known				
Description of sit	e	1		
	nt boundary. This site compri			e area of gravelled parking, n-between agricultural fields. T

are a large number of mature trees along the site. access is via a substantial track.

Policy restrictions

Redevelopment of the site is constrained by the floodplain and existing greenspace policy designation (including ecological value to the north).

Physical constraints

A footpath and watercourse cross the site to the north and footpaths cross the site. This area (demarked by the floodplain boundary) also forms part of the green infrastructure network.

Suitablility summary

Identified as a 'Suggested Non-Employment Secondary Development Site' and achieved a score of 30 and ranked 15th in the Faber Maunsell Transport Accessibility Study- see Appendix . A site north of Oteley Road with moderate levels of access by all modes. Road access is available only from Oteley Road limiting options for residential development of such a large site. Residential Increase in accessibility by bus would be achieved by addition of new Oteley Road / Thieves Lane Bus route (see 126, 145, and 608). Road access improvements may require new or upgraded link road as secondary access to site. This site is considered to have future potential for development but should be subject to further landscape assessment to enable more detailed analysis of the site and its benefits or restrictions.

Availability summary

The site has been promoted for the purposes of the study and as such we assume that the site is available for development. This site is considered suitable for potential development but should be subject to further landscape and accessibility assessment to enable more detailed analysis of the site and its benefits or restrictions.

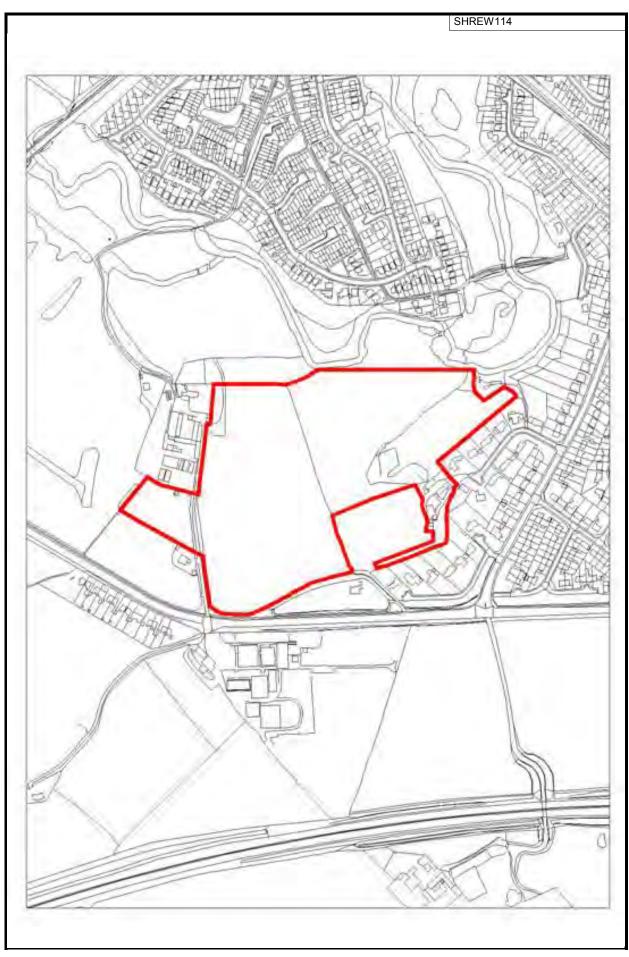
Achievability summary

The site is situated in an area with a strong housing market, and there are no known ownership problems or issues. It is assumed that the land is uncontaminated due to its longstanding agricultural use. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development.

Conclusion

This site is considered suitable for potential development subject to further landscape assessment. Due to the fact that the site has been actively promoted, it is thought possible this site could come forward within the second 5 year time frame.

Final density:		Final suggeste	d yield:
	19.98		189.00



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Site ref	Settlement		Site Area (ha)	Former Local Authority	
SHREW134	Shrewsbury	Shrewsbury		Shrewsbury and Atcham	
Site Address		Type of site			
Land at Old Coleham,	Shrewsbury.	Brownfield	Brownfield		
Current/previous I	anduse	Planning sta	atus		
Unknown		Not Known			
Description of site					

Description of site

199. The site is within the settlement boundary. The site is a large area of railway sidings and land adjacent to the railway line just to the south of the centre of town. The site comprises a series of sheds/ warehouses and some associated storage, parking space around it. Access is off Betton Street.

Policy restrictions

Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).

This site is a suggested Primary development site (non employment) Achieved a score of 50 and ranked 1st in Faber Maunsell Transport Accessibility Study.

Physical constraints

Northern part of site is located within flood zone 2.

A highly accessible infill site between current residential development and the southbound railway line. Access provided from A5191 Belle Vue Road with good levels of public transport and cycle provision. Residential Few improvements to accessibility are possible but consideration must be given to a new access junction to accommodate traffic to existing residences and on Belle Vue Road

Suitablility summary

The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.

Availability summary

Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.

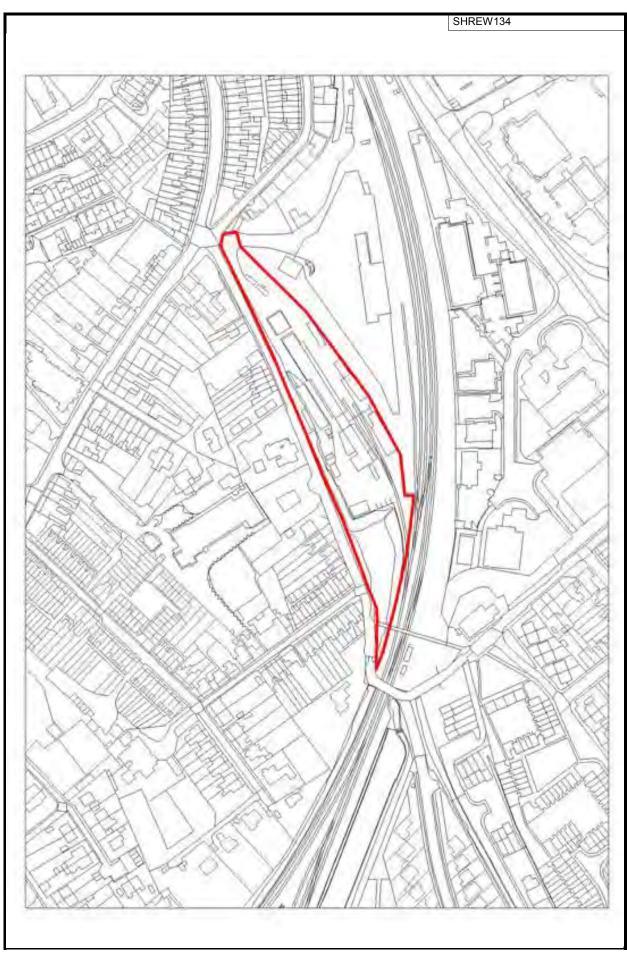
Achievability summary

The site is situated in an area with a strong housing market, and there are no known ownership problems or issues. It is assumed that the land is uncontaminated due to its longstanding agricultural use. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development.

Conclusion

The site offers a suitable location for development. Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame, dependant on any remediation work that might need to be done.

Final density:		Final suggeste	d yield:
	40.00		132.00



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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW155/R	Shrewsbury	Shrewsbury		Shrewsbury and Atcham
Site Address		Type of site		1
Land off Racecourse	Lane	Brownfield		
Current/previous	landuse	Planning sta	atus	
Unknown		Allocation (hous	sing)	
December 1 and a feet				

Description of site

The site comprises open space which is currently used for informal and formal recreation. The site is surrounded by the Shelton Hospital (mental health facility) and formal recreation (including former SAHA buildings). Surrounding uses comprise the Royal Shrewsbury Hospital, Gains Park residential estate (2 storey detached and semi-detached) and local retail. A large chimney dominates the views from the site.

Policy restrictions

Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).

The overall site is covered by a number of allocations in the adopted local plan including greenspace (some with recreational value), housing (a) and proposed community facility.

LNC4 Protection of Greenspace.

NF20 Provision of new mental health facility and INF18 Protection of existing community facilities.

Develonment hrief for site prepared in 2003

Physical constraints

Possible contamination from hospital uses, localised surface water drainage is poor and sewerage capacity would require further investigation.

Suitablility summary

The site is suitable for medium density residential development in accordance with the adopted planning brief. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.

Availability summary

Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.

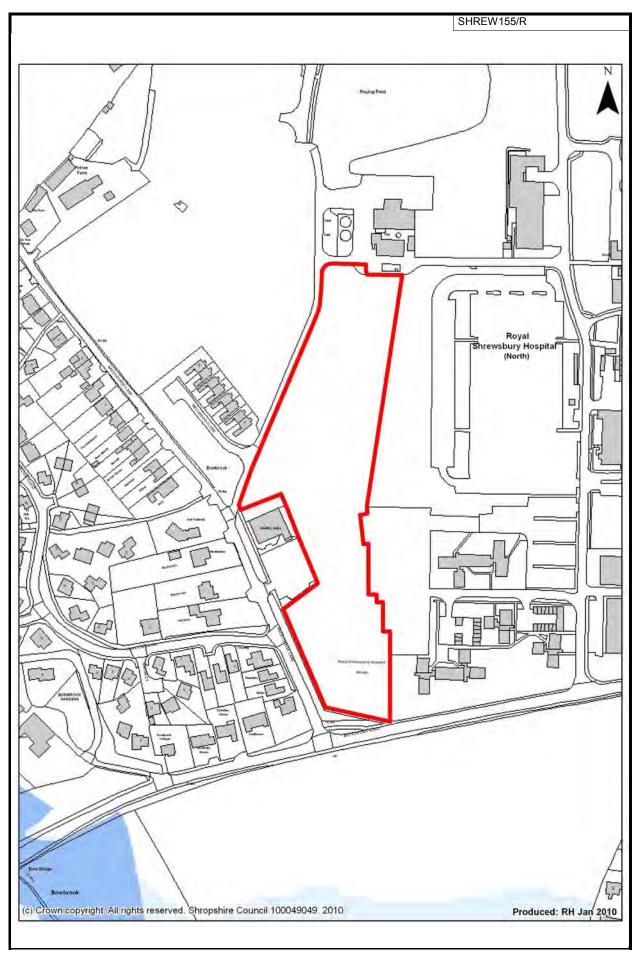
Achievability summary

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing in this area is good.

Conclusion

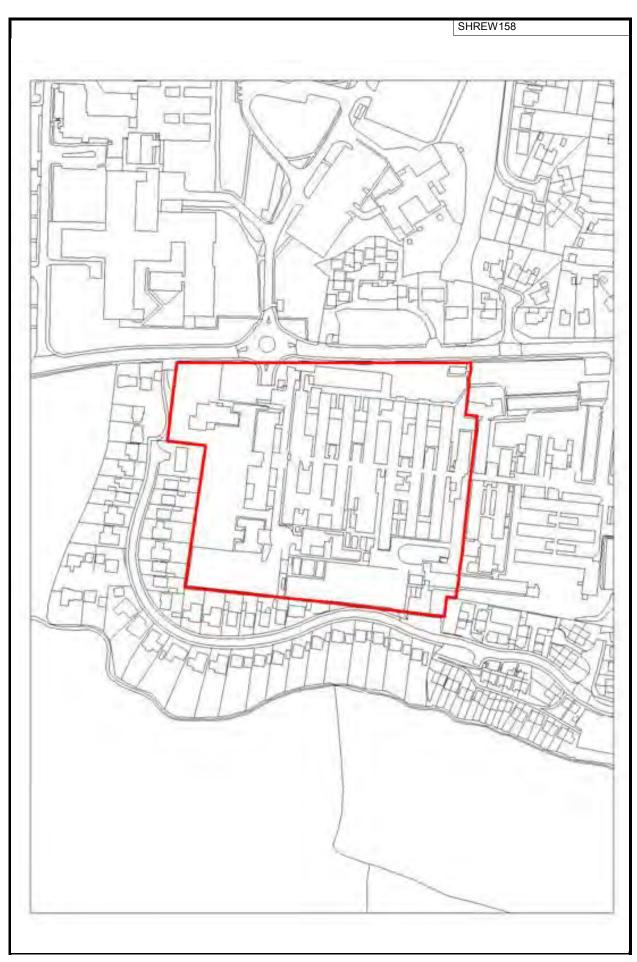
The site is suitable for medium density residential development in accordance with the adopted planning brief, with development coming forward within the next 5-10 years.

Final density:		Final suggeste	d yield:
	35.99		65.00



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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW158	Shrewsbury		2.34	Shrewsbury and Atcham
Site Address		Type of site	<u> </u>	
	Royal Shrewsbury Hospital	Brownfield		
Current/previous I	<u> </u>	Planning st	atue	
Jnknown	anduse	Not Known	atus	
		Not Known		
Description of site				
	ommissioned. Surrounding use			ingle storey poor qaulity buildings ird by English Partnerships).
Policy restrictions	<u> </u>			
		dential development	is acceptable subj	ect to satisfying relevant criteria
Local Plan Policies H NF 19 - Retention of c				
Physical constrair				
Possible contaminatio	n nom nospital uses.			
Suitablility summa	ary			
	available, the site is considered			e site offers a suitable location for
development and wou or physical limitations	available, the site is considered ald contribute to the creation of	sustainable, mixed of The site is suitable f	communities. The s	e site offers a suitable location for site has no known policy restrictions ty at medium to high densities,
development and wou or physical limitations	available, the site is considered all contribute to the creation of that would limit development. The recreation and bowling facility are the control of the	sustainable, mixed of The site is suitable f	communities. The s	site has no known policy restrictions
development and wou or physical limitations subject to provision of a	available, the site is considered ild contribute to the creation of that would limit development. The recreation and bowling facility ary for the purposes of this study series.	sustainable, mixed of The site is suitable for	communities. The sor residential densi	site has no known policy restrictions
Availability summa Information gathered forward for development promoted by a development of the control of the	available, the site is considered and contribute to the creation of that would limit development. The recreation and bowling facility arry for the purposes of this study sent. There are no legal or owned per/landowner for the purpose mary	sustainable, mixed of the site is suitable for the site is suitable.	communities. The sor residential densi	site being available and coming opment here and the site has been
Availability summa Information gathered forward for development promoted by a development and the information form the information formation from the information formation from the information from	available, the site is considered and contribute to the creation of that would limit development. The recreation and bowling facility ary for the purposes of this study sent. There are no legal or owner per/landowner for the purpose mary available, it is considered that	sustainable, mixed of The site is suitable for the site is a reasonable there is a reasonable	communities. The sor residential densi	site has no known policy restrictions ty at medium to high densities,
Availability summa Information gathered forward for development forward for development and the development of the development	available, the site is considered ild contribute to the creation of that would limit development. If recreation and bowling facility recreation and bowling facility for the purposes of this study sent. There are no legal or owned per/landowner for the purpose mary available, it is considered that available it is also considered that a considere	sustainable, mixed of The site is suitable for the site is a reasonable there is a reasonable	communities. The sor residential densi	site has no known policy restrictions ty at medium to high densities, site being available and coming opment here and the site has been sing will be delivered on the site.
Availability summater forward for development and would be a development and would be a development and the complete and sell the Conclusion Conclusion The site is suitable for	available, the site is considered that would limit development. The recreation and bowling facility for the purposes of this study sent. There are no legal or owner per/landowner for the purpose mary available, it is considered that housing in this area is good.	sustainable, mixed of The site is suitable for the site is a reasonable that the site is economic the site is economic for the site is economic fo	communities. The sor residential densi	site has no known policy restrictions ty at medium to high densities, site being available and coming opment here and the site has been sing will be delivered on the site.
Availability summal Information gathered forward for development and evelopment and sell the Conclusion Conclusion The site is suitable for	available, the site is considered that would limit development. There are no legal or owner per/landowner for the purpose available, it is considered that available it is also considered thousing in this area is good. Tresidential development, subjectives and the medium term.	sustainable, mixed of The site is suitable for the site is a reasonable that the site is economic the site is economic for the site is economic fo	communities. The sor residential densities or residential densities or residential densities confidence in the hould limit development of confidence in the	site has no known policy restrictions ty at medium to high densities, site being available and coming opment here and the site has been sing will be delivered on the site. the capacity of the developer to



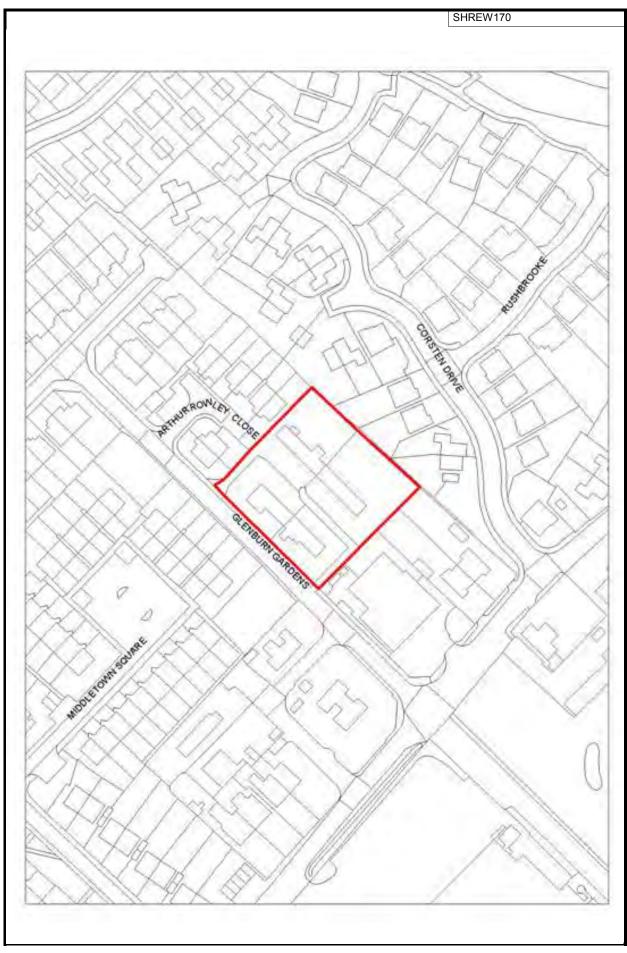
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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW162/R	Shrewsbury		3.41	Shrewsbury and Atcham
Site Address		Type of site		<u> </u>
The Sentinel Works, White	church Road	Brownfield		
Current/previous land		Planning st	atus	
Jnknown	400	Not Known	utuo	
Description of site				
Doncasters Shrewsbury Ltd	d. Surrounding us hurch Road and		tial areas, comprisir	area. Site is occupied by ng of terraced and semi detached lway. Adjacent to the site to the
Policy restrictions				
Site is a protected employn development.	nent site however	Shrewsbury Northern Corrido	or Study highlights o	opportunity for mixed-use
Physical constraints Site maybe contaminated f	rom current uses			
Suitablility summary				
	еѕ аѕ рап от а пп	xea-use aevelopment wnich r	etains the employm	s seen to be suitable for medium / nent focus of the site.
	es as part or a mi	xed-use development which r	etains the employm	
Availability summary	es as part or a mi	xed-use development which r	etains the employm	
Agents acting on behalf of		·		nent focus of the site.
five years. Achievability summary	the landowner ha	ive confirmed that the site is a	available and could	be brought forward within the next
Agents acting on behalf of five years. Achievability summary Given the location close to density residential uses as	the landowner ha	ive confirmed that the site is a	available and could	
Agents acting on behalf of five years. Achievability summary Given the location close to density residential uses as objectives of Northern Correctives of Northern Correctives of Some discounting has bee	the landowner have the landowner have central Shrewsb part of a mixed-tridor Study.	ave confirmed that the site is a	esidential uses, it is the employment for detached, semi comployment use o	be brought forward within the next
Achievability summary Given the location close to density residential uses as objectives of Northern Correlations Conclusion Site suitable for medium de Some discounting has bee	the landowner have the landowner have central Shrewsb part of a mixed-tridor Study.	ave confirmed that the site is a cury and proximity to existing ruse development which retains the typically comprising a mix or for the continuation of some	esidential uses, it is the employment for detached, semi comployment use o	be brought forward within the next seen to be suitable for medium focus of the site and meets the detached and terraced dwellings.



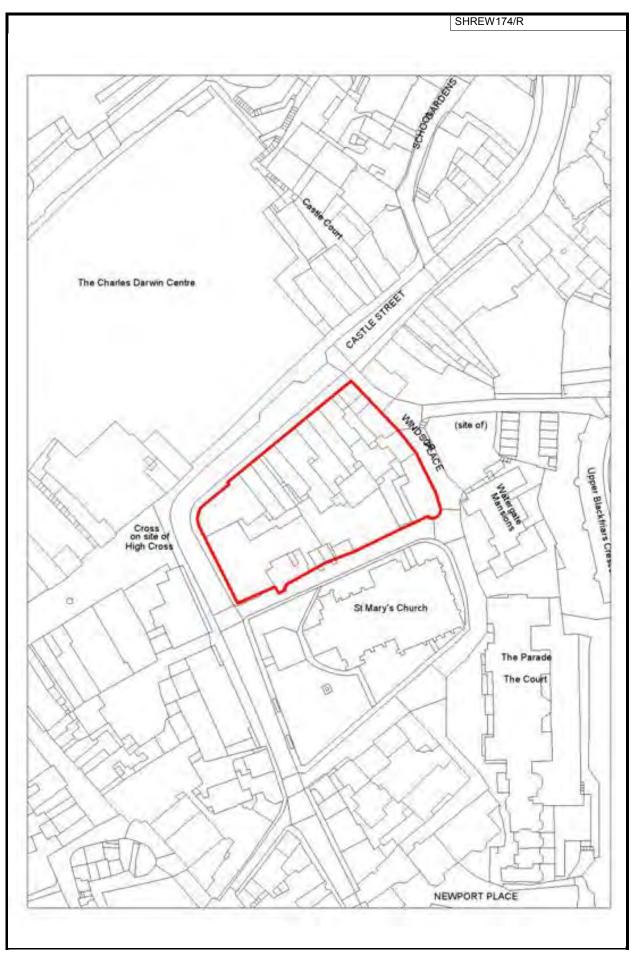
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	10		100 0 0	T =
Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW170	Shrewsbury			Shrewsbury and Atcham
Site Address		Type of site		
9-12 Glenburn Garder	IS	Brownfield		
Current/previous I	anduse	Planning sta	atus	
Unknown		Not Known		
Description of site)			
	nprises of 4 bungalows and la s also a nursery adjacent.	arge gardens situated b	back to back. Surro	unding character is 2 storey
Policy restrictions		11 11 Invalenment	t-ble gubio	1 C. Strong and anitogia
Within Shrewsbury sett (Local Plan Policies HS		sidential development	is acceptable subje	ct to satisfying relevant criteria
Physical constrain	its			
development and wou	r medium density residential u	of sustainable, mixed c		ers a suitable location for te has no known policy restrictions
forward for developme promoted by a develop	for the purposes of this study ent. There are no legal or own per/ landowner for the purpos	nership problems which		site being available and coming oment here and the site has been
Achievability sumr				
From the information a		d that the site is econor		ing will be delivered on the site. ne capacity of the developer to
	r medium density residential u			
	Final	density:	Final	suggested vield:



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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW174/R	Shrewsbury		0.33	Shrewsbury and Atcham
Site Address		Type of site	<u> </u>	1
Crown House / Land o	ff St Marys Street	Brownfield		
Current/previous la		Planning st	atus	
Jnknown		Not Known	atuo	
Description of site				
	in the central urban core of a retail frontage and is in a			se building and associated land off S th in close proximity.
Policy restrictions				
Local Plan Policies HS The site lies with a Con	1/HS2). servation Area and includes naracter of the buildings and	s a number of listed bu	ildings therefore an	ect to satisfying relevant criteria y development would clearly have to ricts non-retail uses at ground floor
Physical constrain	ts			
Suitablility summa The site may be suitab		loors to residential dev	elopment, subject t	o retention of protected buildings.
forward for developme	or the purposes of this study	nership problems whic		site being available and coming pment here and the site has been
Information gathered forward for developme promoted by a developme promoted by a developme. Achievability summarements from the information a From the information a	or the purposes of this study nt. There are no legal or own per/ landowner for the purpo nary available, it is considered the	rership problems which is ses of this study. at there is a reasonable d that the site is econo	h could limit develo	site being available and coming
Information gathered forward for developme promoted by a developme promoted by a developme. Achievability summer of the information a complete and sell the limited by the information are complete. The site may be suitable information.	or the purposes of this student. There are no legal or owner/ landowner for the purposer. I landowner for the purposer landowner for the purposer. I landowner for the purposer landowner landowner for the landowner land	at there is a reasonable d that the site is econo	e prospect that house mically viable and to	site being available and coming pment here and the site has been sing will be delivered on the site.
Information gathered forward for developme promoted by a developme promoted by a developme. Achievability summation after the information acomplete and sell the limited by the site may be suitable to the fact that the	or the purposes of this student. There are no legal or owner/ landowner for the purposer. I landowner for the purposer landowner for the purposer. I landowner for the purposer landowner landowner for the landowner land	at there is a reasonable d that the site is econo	e prospect that house mically viable and to	site being available and coming pment here and the site has been sing will be delivered on the site. he capacity of the developer to o retention of protected buildings.



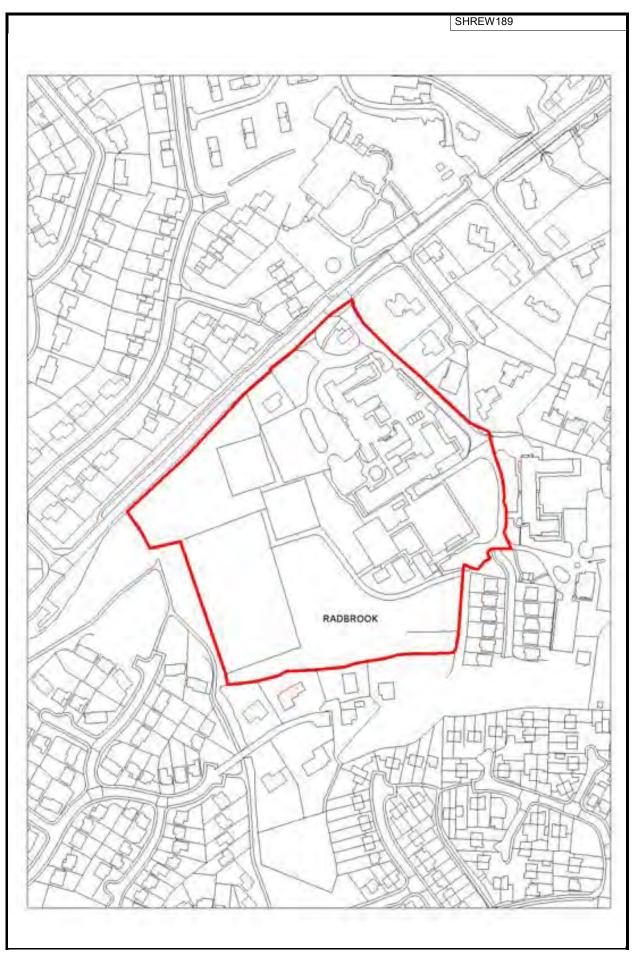
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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW180	Shrewsbury	<u> </u>	0.25	Shrewsbury and Atcham
Site Address 117 Wenlock Road		Type of site Greenfield		
Current/previous	landuse	Planning sta	atus	
Jnknown	•		itus	
Description of site				
Site comprises an ove The site is surrounded	ergrown field, bordered by he d by 2 storey residential dwe	edges, trees and brick w	all. A small outbuil	ding is located to the rear of the si
Policy restrictions	3			
Vithin Shrewsbury se Local Plan Policies H		esidential development i	s acceptable subje	ct to satisfying relevant criteria
Physical constrain	nts			
Suitablility summa	ary			
Availability summ	arv			
Information gathered forward for developm	for the purposes of this stud	wnership problems which	confidence in the s n could limit develop	ite being available and coming oment here and the site has been
Achievability sum				
From the information		ed that the site is econon		ing will be delivered on the site. ne capacity of the developer to
Conclusion				
Conclusion				
The site is considered	1 suitable and due to the fac	t that the site was active	ly promoted in the	last LIHCS it is thought possible
	d suitable and due to the fac forward within the next 5 yea		ly promoted in the	last UHCS, it is thought possible
	orward within the next 5 yea			last UHCS, it is thought possible



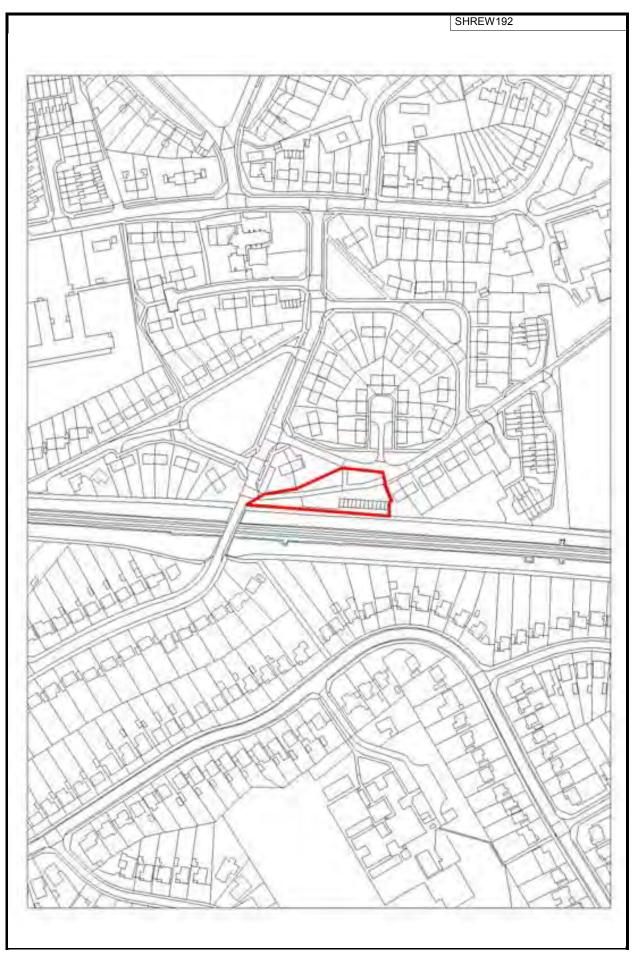
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Site ref	Settlement		Site Area (
SHREW189	Shrewsbury		5.51	Shrewsbury and Atcham
Site Address		Type of sit	е	
Radbrook College Cor	•	Brownfield		
Current/previous la Inknown	anduse	Planning s Not Known	tatus	
Description of site		NOUNTION		
The site comprises exi College) The site lies a	sting buildings, currently oc approximately one mile from	the town centre. The	former Walford	part of the college complex. (Radbroo College site on the complex has alread ad, through the main Shrewsbury Colle
Policy restrictions				
Local Plan Policies HS		esidential developmen	t is acceptable s	subject to satisfying relevant criteria
Physical constrain	ts			
None.				
Suitablility summa	nv.			
or physical limitations		of sustainable, mixed at. The site is suitable	communities. T for redevelopme	The site offers a suitable location for he site has no known policy restrictions ent as a mixed density or mixed use
or physical limitations	that would limit developmer	of sustainable, mixed at. The site is suitable	communities. T for redevelopme	he site has no known policy restrictions
or physical limitations scheme, as part of the	that would limit developmer e strategic plan to co-locate	of sustainable, mixed at. The site is suitable	communities. T for redevelopme	he site has no known policy restrictions
or physical limitations scheme, as part of the scheme, as part of the Availability summa Information gathered forward for developme	that would limit developmer strategic plan to co-locate	of sustainable, mixed It. The site is suitable post-16 education pro y suggests that there mership problems whi	communities. T for redevelopme vision.	he site has no known policy restrictions
Availability summa Information gathered f forward for developme promoted by a develop Achievability summ	that would limit development strategic plan to co-locate strategic plan to co-locate arry or the purposes of this student. There are no legal or owner/landowner for the purposer/landowner for the purposer.	of sustainable, mixed at. The site is suitable post-16 education pro	communities. T for redevelopme vision.	he site has no known policy restrictions at a mixed density or mixed use
Availability summa Information gathered f forward for developme promoted by a develop Achievability sumr	that would limit development strategic plan to co-locate strategic plan to co-locate arry or the purposes of this student. There are no legal or owner/landowner for the purposer/landowner for the purposer.	of sustainable, mixed at. The site is suitable post-16 education pro	communities. T for redevelopme vision.	he site has no known policy restrictions ent as a mixed density or mixed use the site being available and coming velopment here and the site has been
Availability summa Information gathered f forward for developme promoted by a develop Achievability summ The site is suitable for	that would limit development strategic plan to co-locate strategic plan to co-locate arry or the purposes of this student. There are no legal or owner/landowner for the purposer/landowner for the purposer.	of sustainable, mixed at. The site is suitable post-16 education pro	communities. T for redevelopme vision.	he site has no known policy restrictions ent as a mixed density or mixed use the site being available and coming velopment here and the site has been
Availability summa Information gathered f forward for developme promoted by a develop Achievability summ The site is suitable for	that would limit development strategic plan to co-locate strategic plan to co-locate arry or the purposes of this student. There are no legal or owner/landowner for the purposer/landowner for the purposer.	of sustainable, mixed at. The site is suitable post-16 education pro	communities. T for redevelopme vision.	he site has no known policy restrictions ent as a mixed density or mixed use the site being available and coming velopment here and the site has been
Availability summa Information gathered f forward for developme promoted by a develop Achievability sumr The site is suitable for education provision.	ary or the purposes of this student. There are no legal or owner/ landowner for the purposes of the purpose of	of sustainable, mixed it. The site is suitable post-16 education pro y suggests that there mership problems while ses of this study.	communities. T for redevelopme vision. is confidence in ch could limit de scheme, as part	he site has no known policy restrictions ent as a mixed density or mixed use the site being available and coming velopment here and the site has been
Availability summa Information gathered f forward for developme promoted by a develop Achievability sumr The site is suitable for education provision.	that would limit development strategic plan to co-locate strategic plan to co-locate arry or the purposes of this student. There are no legal or owner/ landowner for the purposer/ landowner for the purposer redevelopment as a mixed an incident and the strategic plants are also provision; it is likely this by year timeframe to reflect the strategic plants.	of sustainable, mixed it. The site is suitable post-16 education pro y suggests that there mership problems while ses of this study.	communities. T for redevelopme vision. Is confidence in ch could limit de scheme, as part	the site being available and coming velopment here and the site has been of the strategic plan to co-locate post-



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SHREW192	Settlement		Site Area (ha)	Former Local Authority
	Shrewsbury		0.19	Shrewsbury and Atcham
Site Address		Type of site		
Garages, Off Belvio		Brownfield		
Current/previous	s landuse	Planning sta	atus	
Description of s	14	NOT KHOWH		
he site comprises	off-road parking and a numbe	er of garages in limited us	se.	
Policy restriction	าร			
Vithin Shrewsbury s ₋ocal Plan Policies		residential development	is acceptable subje	ct to satisfying relevant criteria
Physical constra				
roximity to railway	iine			
imitations that wou	ld limit development.			
Information gathere forward for develop	d for the purposes of this stu	wnership problems which	confidence in the s	ite being available and coming oment here and the site has been
forward for develop promoted by a deve Achievability su	d for the purposes of this stu ment. There are no legal or o eloper/ landowner for the purp	wnership problems which loses of this study.	n could limit develop	oment here and the site has been
Information gathere forward for develop promoted by a develop promoted by a develop and the following surface of the information of the informatio	d for the purposes of this stument. There are no legal or o eloper/ landowner for the purposes of this stument. There are no legal or o eloper/ landowner for the purposes.	wnership problems which oses of this study. That there is a reasonable ed that the site is econor	n could limit develop	ite being available and coming oment here and the site has been ing will be delivered on the site. The capacity of the developer to
Information gathere forward for develop promoted by a develop prom	d for the purposes of this stument. There are no legal or or eloper/ landowner for the purpose. mmary n available, it is considered to available it is also consider ne housing in this area is goo	mat there is a reasonable ed that the site is econord.	prospect that hous	ing will be delivered on the site. ne capacity of the developer to
nformation gathere forward for develop promoted by a develop promo	d for the purposes of this stument. There are no legal or or eloper/ landowner for the purpose. mmary n available, it is considered to available it is also consider ne housing in this area is goo	ment. Due to the nature of	prospect that hous mically viable and the	ing will be delivered on the site. The capacity of the developer to
Information gathere forward for develop promoted by a develop prom	d for the purposes of this stument. There are no legal or or eloper/ landowner for the purpose mmary In available, it is considered the available it is also considered the housing in this area is good for terraced housing developing thought possible this site of	ment. Due to the nature of	prospect that hous mically viable and the of the site and the fanther next 5 year tin	ing will be delivered on the site. The capacity of the developer to



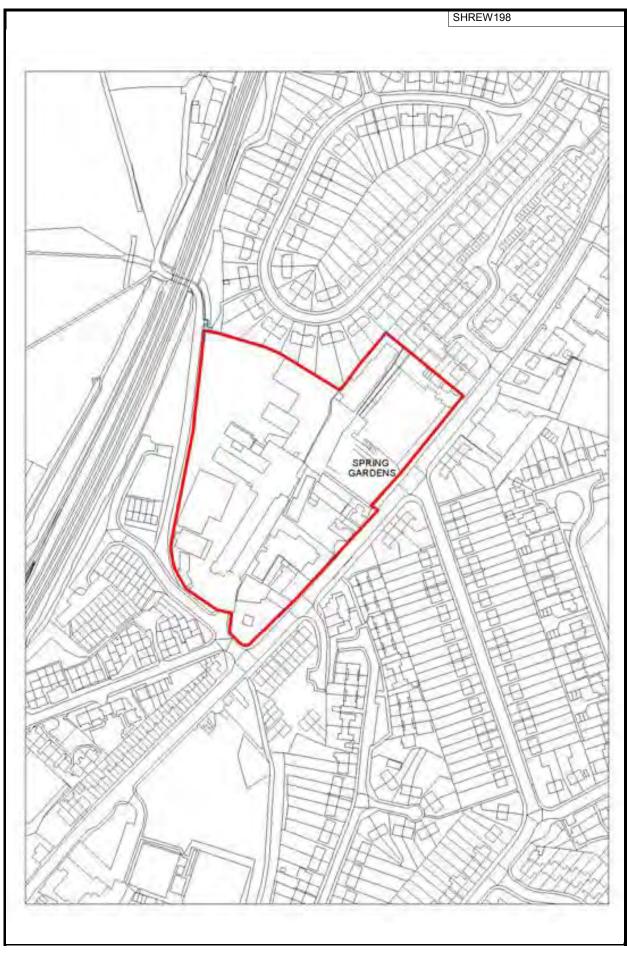
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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW198	Shrewsbury		2.42	Shrewsbury and Atcham
ite Address	I	Type of site	1	I
itherington Flax Mill		Brownfield		
Current/previous lan	duse	Planning sta	atus	
nknown		Not Known		
Description of site				
	rrounding uses comprise a			as been declared a building at ris and commercial units. A public
Policy restrictions				
₋ocal Plan Policies HS1/ isted building.		·	is acceptable subje	ct to satisfying relevant criteria
Physical constraints				
Conversion of building. Flood Zone 2.				
				of uses, including residential. The able, mixed communities.
The building complex is	suitable for sensitive repair			
The building complex is siste offers a suitable loca	suitable for sensitive repair ition for development and v			
The building complex is site offers a suitable local site of summary information gathered for forward for development.	suitable for sensitive repair stion for development and very sense of this study the purposes of this study	suggests that there is ership problems which	creation of sustain	
Availability summary Information gathered for forward for development. promoted by a developer	the purposes of this study. There are no legal or own. I landowner for the purpose.	suggests that there is ership problems which	creation of sustain	able, mixed communities.
Availability summary Information gathered for forward for development. promoted by a developer Achievability summa Site is covered by SPG (is being prepared. From delivered on the site at the	the purposes of this study. There are no legal or own. I landowner for the purpose. I landowner for the purpose. The purpose of this study. There are no legal or own. I landowner for the purpose of the purpose of the purpose of the information available, it	suggests that there is ership problems which es of this study.	confidence in the son could limit development partere is not a reasona	able, mixed communities. iite being available and coming oment here and the site has been
Availability summary Information gathered for forward for development. promoted by a developer Achievability summa Site is covered by SPG (is being prepared. From delivered on the site at th future. Conclusion	the purposes of this study. There are no legal or own. I landowner for the purpose and Development Brown the information available, it ne current time but the site	suggests that there is ership problems which es of this study. rief (2006). A preferred tis considered that the does have potential to	confidence in the san could limit development partere is not a reasonal provide a suitable	able, mixed communities. iite being available and coming oment here and the site has been there are the site has been able prospect that housing will be

Final density:

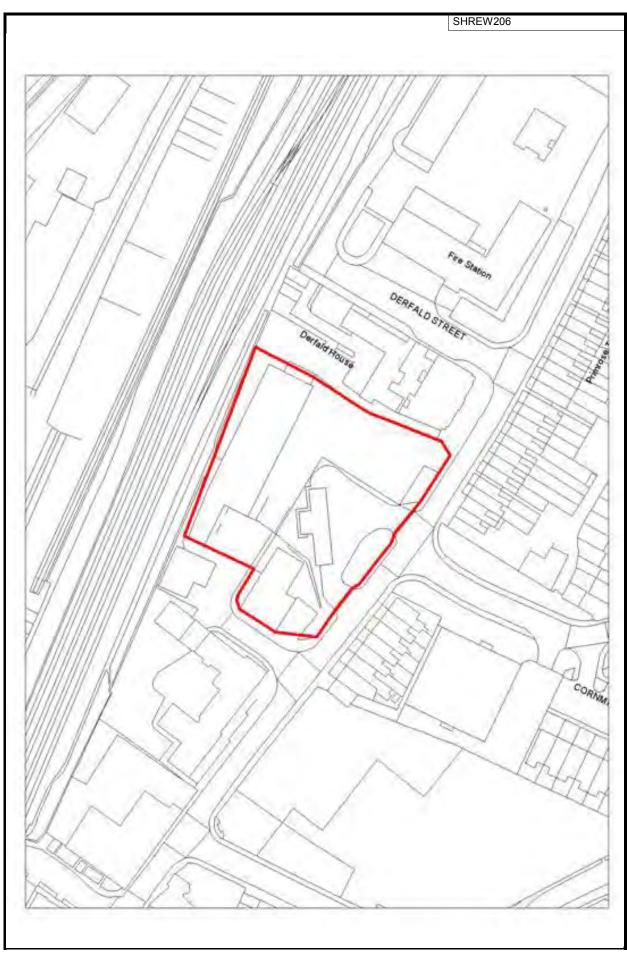
41.32

Final suggested yield:



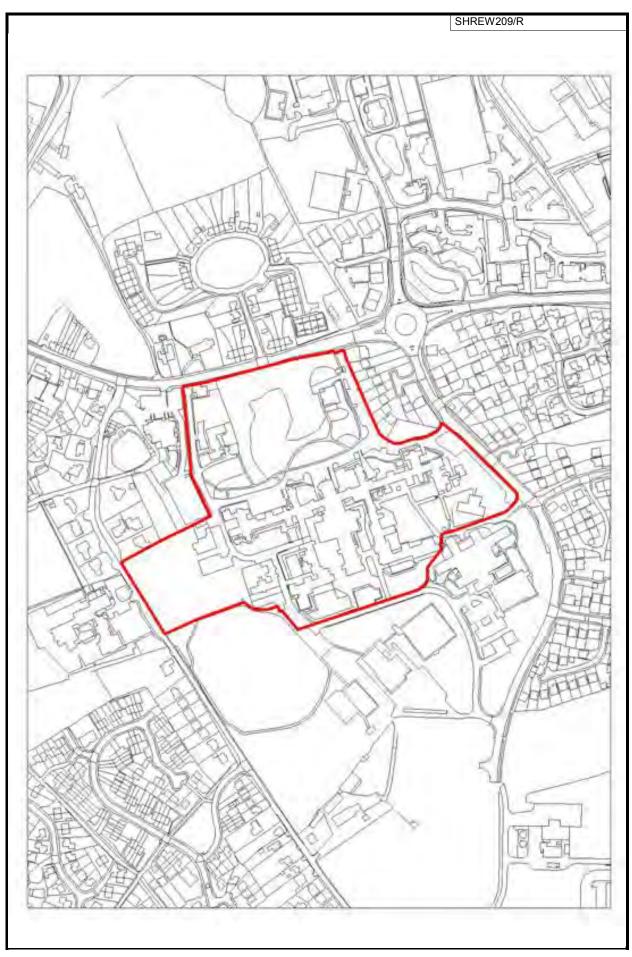
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Site ref	Settlement		Site Area (I	ha)	Former Local Authority
SHREW206	Shrewsbury		0.49	•	Shrewsbury and Atcham
Site Address		Type of sit	_		l
	, St Michaels Street	Brownfield			
Current/previous	s landuse	Planning s	tatus		
Jnknown	· ····································	Not Known			
Description of si	ite				
comprise commercia		re residential properties ir			car park. Surrounding uses ne site. A railway line runs to the rea
Policy restriction					
Within Shrewsbury s Local Plan Policies		e residential developmen	is acceptable s	subje	ct to satisfying relevant criteria
Site is adjoining Con	,			ered.	The site is identified as a potential
Physical constra					
The site lies within a	a nood zone.				
Suitablility sumn	narv				
•		residential or mixed-use	levelonment T	he sit	te offers a suitable location for
					te has no known policy restrictions
	ns that would limit developr				, ,
Availability aum	mary				
Availability sum		tudy euganete that there	e confidence in	tho o	ite being available and coming
					oment here and the site has been
	eloper/ landowner for the pu			6	
Achievability sur	mmary				
		that there is a reasonable	e prospect that	housi	ing will be delivered on the site.
From the informatio	n available it is also consid	ered that the site is econo			ne capacity of the developer to
complete and sell th	ne housing in this area is go	ood.			
Conclusion					
					the nature of the site and the fact
that it has was activ					forward within the next 5 year time
frame.					
	Fi	inal density:	F	inal	suggested yield:
			38 58		19.00



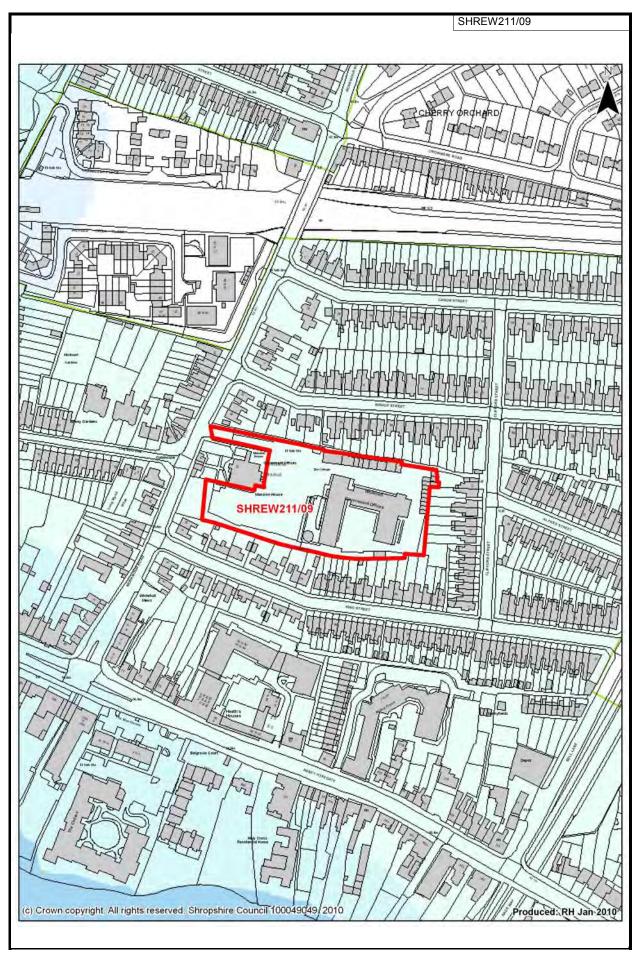
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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW209/R	Shrewsbury		6.67	Shrewsbury and Atcham
Site Address	1	Type of site	<u> </u>	-
Shelton Hospital		Brownfield		
Current/previous landu	50	Planning st	atue	
Jnknown	3 C	Not Known	atus	
-		Not Known		
				ouildings currently used as a mental poed grounds and open space give the
Policy restrictions				
Within Shrewsbury settlemer Local Plan Policies HS1/HS The site is identified in the acconversion to residential of m NF 19 - Retention of commu	2). dopted Development Brie nain Shelton complex (up	f for the Royal Shre	, ,	ect to satisfying relevant criteria
Physical constraints				
There are a number of trees	on site protected by TPC	D's.		
□ From the information avail	able, the site is considered	ed suitable for housi	na development T	
	tribute to the creation of			he site offers a suitable location for site has no known policy restrictions
or physical limitations that w	tribute to the creation of			
Availability summary The site is owned by South employed to investigate opti adjoining land by the Secret	tribute to the creation of rould limit development. Staffordshire and Shrops ons for replacement prov	sustainable, mixed of the control of the control of the control of this facility was a control of this facility.	ust and is in curren within the locality, o	t use. Consultants have been dependant upon the release of
Availability summary The site is owned by South employed to investigate opti adjoining land by the Secret Achievability summary	Staffordshire and Shrops ons for replacement provary of State for Health, a	sustainable, mixed of thire Health Care Truision of this facility wind enabling develop	ust and is in curren within the locality, coment. Discussions	t use. Consultants have been lependant upon the release of are at an early stage.
Availability summary The site is owned by South employed to investigate opti adjoining land by the Secret Achievability summary Opportunity for this site comin an area with a strong hou	Staffordshire and Shrops ons for replacement provary of State for Health, a sing forward is dependenting market. It is assume sing market. It is assume	sustainable, mixed of the control of	ust and is in curren within the locality, or ment. Discussions	t use. Consultants have been lependant upon the release of are at an early stage. al health facility. The site is situated less to the site can be achieved and
Availability summary The site is owned by South employed to investigate opti adjoining land by the Secret Achievability summary Opportunity for this site com	Staffordshire and Shrops ons for replacement provary of State for Health, a sing forward is dependenting market. It is assume sing market. It is assume	sustainable, mixed of the control of	ust and is in curren within the locality, or ment. Discussions	t use. Consultants have been lependant upon the release of are at an early stage. al health facility. The site is situated less to the site can be achieved and
Availability summary The site is owned by South employed to investigate optiadjoining land by the Secret Achievability summary Opportunity for this site comin an area with a strong hou public transport infrastructure Conclusion From the information available promoted through this it might not be likely to come	staffordshire and Shrops ons for replacement provary of State for Health, a sing market. It is assume incorporated to increase able, the site is considered study, but came forward or forward until the second of t	sustainable, mixed of the control of	ust and is in curren within the locality, or ment. Discussions of the existing mental acontaminated. According development it is considered lik	t use. Consultants have been dependant upon the release of are at an early stage. The latest the site is situated the site can be achieved and the site can be a
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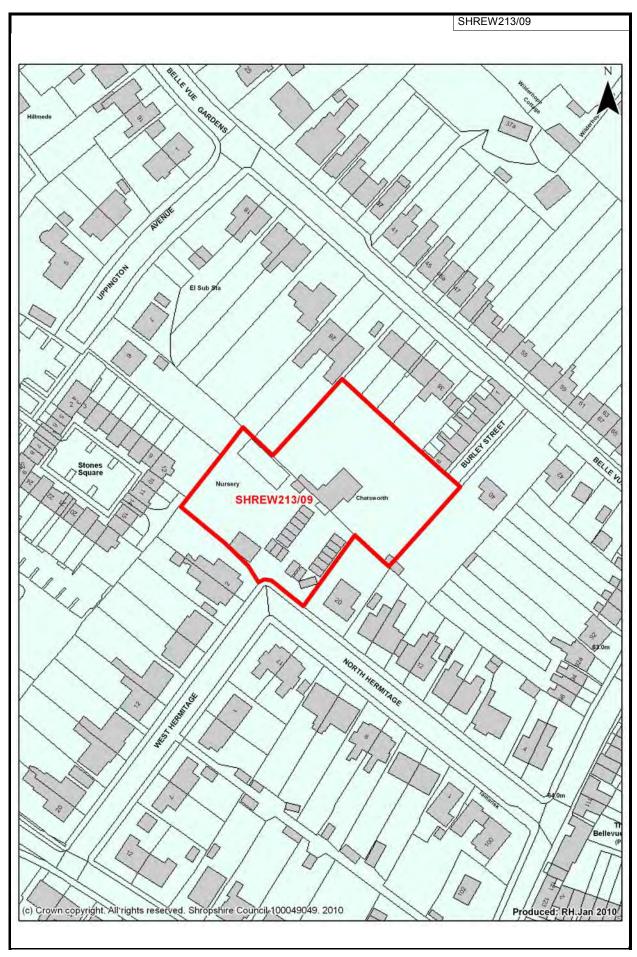
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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW211/09	Shrewsbury		0.90	Shrewsbury and Atcham
Site Address	I	Type of site	ı	1
Vhitehall, Monkmoor	Road	Brownfield		
Current/previous	anduse	Planning sta	atus	
Offices		No planning sta		
Description of site)			
parking surrounding a	3/4 storey 1960s offic dovecote. The site is	e block. The site also contair	ns a range of old br	ite consists of large areas of car ck built buildings along the north , east and south, with Whitehall
Policy restrictions				
		tion area, is adjacent to a liste I Dovecote, which is also liste		tains associated listed buildings
Physical constrain	nts			
Suitablility summa	ary			
development and wou	lia contribute to the cre	eation of sustainable, mixed c	OMMIINITIES	
			ommanucs.	
			ommaniaes.	
			ommunites.	
	ary			
The site is being activ	ary ely promoted but addi	tional information suggests th		e recently been signed. The site is
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The site is being active therefore placed into a standard from the information from the information from the information from the information	ary rely promoted but addithe second 5 year time	tional information suggests the frame red that there is a reasonable sidered that the site is econor	at a lease may hav	e recently been signed. The site is ing will be delivered on the site. The capacity of the developer to
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Site ref	Settlement		Site Area (ha)	Former Local Authority	
SHREW213/09	Shrewsbury		0.37	Shrewsbury	
Site Address		Type of sit	 e	•	
Land at Chatsworth F	louse	Brownfield	<u> </u>		
			404.10		
Current/previous landuse			Planning status		
Mixed		ino pianning s	No planning status		
Description of site					
two rectangular parts and nursery buildings	which are currently unoccup	pied and overgrown. Thatains a large detached	ne south western pa	vation Area. The site is made up o rt contains some dilapidated garage g uses are residential. Access exis	
Policy restrictions	<u> </u>				
BelleVue Conservation					
Physical constrain	nts trees are within the site				
Suitablility summa					
	available, the site is conside uld contribute to the creation			e site offers a suitable location for	
				e site offers a suitable location for	
development and wo	uld contribute to the creation			e site offers a suitable location for	
development and working and wo	ary			e site offers a suitable location for	
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Availability summ The site is being active Achievability sum From the information From the information complete and sell the	ary //ely promoted mary available, it is considered the available it is also considered housing in this area is good	nat there is a reasonable that the site is econd.	communities. The prospect that house omically viable and the omically viable	sing will be delivered on the site. the capacity of the developer to	
Availability summ The site is being active Achievability sum From the information From the information complete and sell the	ary vely promoted mary available, it is considered the available it is also considered thousing in this area is good r medium density residentials thought possible this site of	nat there is a reasonable that the site is econd.	e prospect that house omically viable and the nature of the sin in the next 5 year ti	sing will be delivered on the site. the capacity of the developer to	



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