

Site ref	Settlement	Site Area (ha)	Former Local Authority
MIN002	Minsterley	0.73	Shrewsbury and Atcham
Site Address		Type of site	
Land at Hall Farm		Brownfield	
Current/previous landuse		Planning status	
Unknown		No planning status	
Description of site			
<p>This site comprises of a series of storage sheds for the coaches and a mechanics yard. The house is a large detached house adjoined to the site by access. There is a concrete hardstanding across the site and it slopes down towards the rear of the house. The site backs onto open Greenfield land and fronts onto Station Road, the main through road into the settlement.</p>			
Policy restrictions			
<p>Within one of the villages with development boundaries (Local Plan Policy HS3), where residential development is acceptable subject to satisfying relevant criteria.</p>			
Physical constraints			
<p>It maybe possible to retain a number of the buildings for conversion.</p>			
Suitability summary			
<p>From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.</p>			
Availability summary			
<p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.</p>			
Achievability summary			
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing in this area is good.</p>			
Conclusion			
<p>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 next 5 year time frame.</p>			
Final density:		Final suggested yield:	
30.11		22.00	

MIN002



Site ref	Settlement	Site Area (ha)	Former Local Authority
MIN004/R*	Minsterley	0.58	Shrewsbury and Atcham
Site Address		Type of site	
Land at The Coach Depot and The White House		Brownfield	
Current/previous landuse		Planning status	
Mixed		No planning status	
Description of site			
<p>Site has been cleared of all buildings including The White House. There is a concrete hardstanding across the site and it slopes down towards the rear of the house. The site backs onto open Greenfield land and fronts onto Station Road, the main through road into the settlement. The site is currently designated as employment land in the current local plan. The application for 32 dwellings was withdrawn. A current mixed use application is pending consideration.</p>			
Policy restrictions			
<p>EM1 - Allocated Employment Site. Subject to the village being assessed as a settlement suitable for residential development within the emerging Local Development Framework spatial strategy, the site could be suitable so needs monitoring.</p>			
Physical constraints			
Suitability summary			
<p>Capacity of site is limited due to the location of an industrial dairy to the west. The noise and smells generated by the dairy would have an impact on any residential development.</p>			
Availability summary			
<p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.</p>			
Achievability summary			
<p>From the information available, it is considered that there is not a reasonable prospect that housing will be delivered on the site at the current time but the site does have potential to provide a suitable and achievable location in the future. The availability of this site should be monitored on a regular basis.</p>			
Conclusion			
<p>Site is allocated within the adopted local plan for employment purposes. The capacity of site is limited due to the location of an industrial dairy to the west.</p>			
		Final density:	Final suggested yield:
		17.19	10.00

MIN004/R*



Site ref	Settlement	Site Area (ha)	Former Local Authority
MW003	Much Wenlock	2.74	Bridgnorth
Site Address		Type of site	
Retirement home, Sheinton Street		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
The site is currently a large retirement home within landscaped grounds, including mature trees. Surrounding uses include residential to the north and south, Much Wenlock college to the east and woods and open countryside to the west.			
Policy restrictions			
Within settlement boundaries. Much Wenlock is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.			
Physical constraints			
There are a number of mature trees and a parkland setting to the existing house which it is desirable to retain. There are Tree Preservation Orders covering trees along the road frontage.			
Suitability summary			
Site can come forward for development but may look to tie this to existing Nursing Home use on site (as per previous applications).			
Availability summary			
The landowner is actively pursuing residential development.			
Achievability summary			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable.			
Conclusion			
The site is suitable, available and achievable for a carefully designed low density development, retaining its parkland setting.			
		Final density:	Final suggested yield:
		23.72	65.00

MW003



Site ref	Settlement	Site Area (ha)	Former Local Authority
MW004	Much Wenlock	0.44	Bridgnorth
Site Address		Type of site	
Storage yard, Station Road		Brownfield	
Current/previous landuse		Planning status	
B8 Storage and distribution		Pre-application discussion	
Description of site			
The site is currently used for a mix of storage uses, including coaches and milk. Surrounding uses include residential to the south east and west and Much Wenlock college to the north. The site does incorporate access to existing residential properties and this will need to be retained within any future development. Surrounding uses are mixed height including 2 to 4 storey buildings.			
Policy restrictions			
Within settlement boundaries. Change of use or redevelopment of existing employment sites for other purposes is only permitted where there is no realistic prospect of redevelopment for employment uses or where continued employment use would harm residential amenity (Policy E3). Partly within conservation area (Policy CN2) where development should protect or enhance the area. Much Wenlock is identified as a Key Settlement (Policy H3), one of the main locations for new housing development in the District.			
Physical constraints			
Site includes access to residential properties and this would need to be retained in any redevelopment.			
Suitability summary			
The site is suitable for a mixed use redevelopment including employment and residential development and could include a mix of houses and flats over 2 to 3 storeys.			
Availability summary			
Pre-application enquiries. Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development.			
Achievability summary			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site.			
Conclusion			
The site is suitable for a sensitive development subject to retention of employment uses as part of a mixed use scheme. Options are currently being explored and although there are some on site access constraints it is considered that development is achievable within the medium term.			
		Final density:	Final suggested yield:
		27.13	12.00

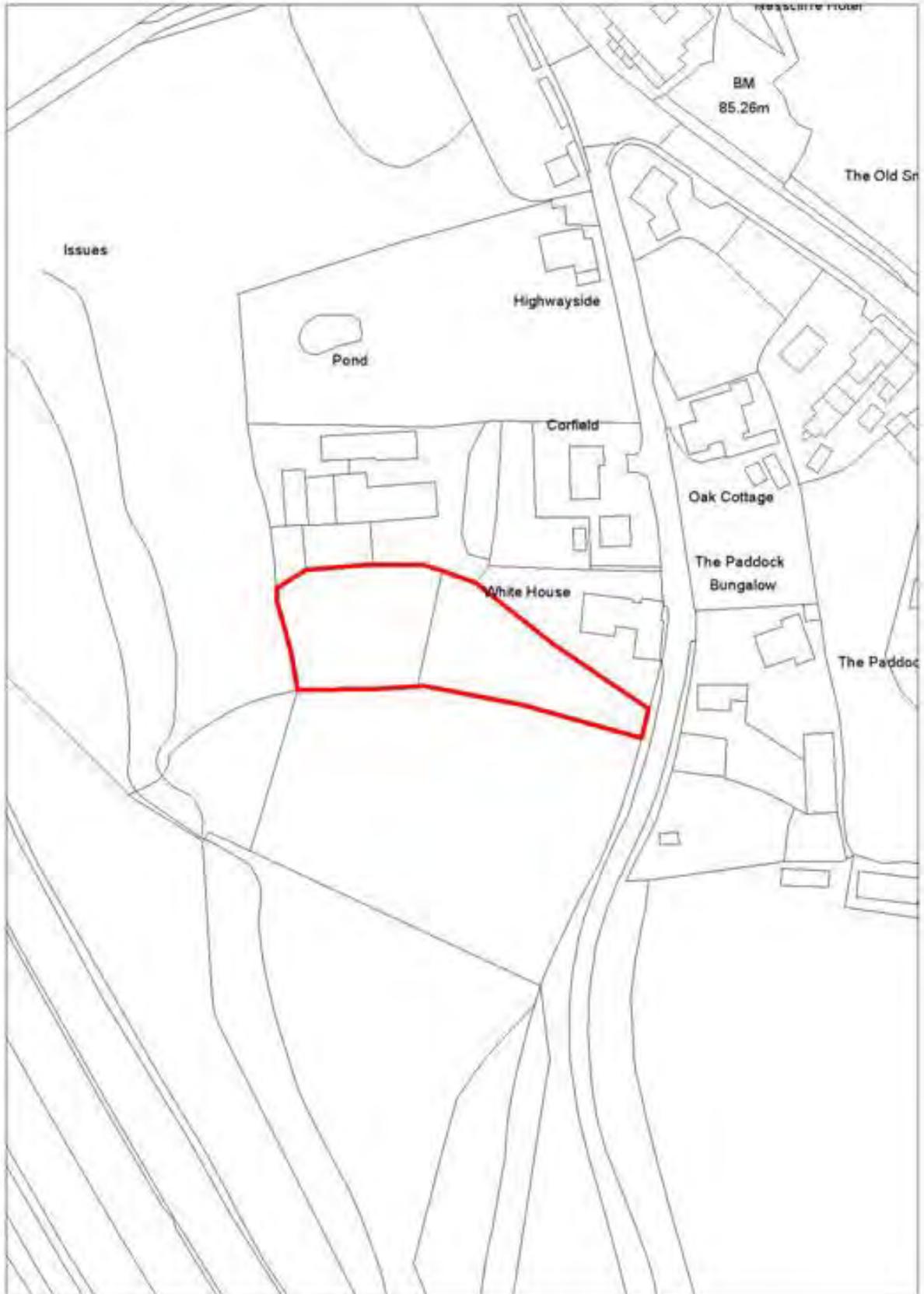
Site ref	Settlement	Site Area (ha)	Former Local Authority
NESS003	Nesscliffe	0.58	Shrewsbury and Atcham
Site Address		Type of site	
Land at Nesscliffe		Mixed	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>The site comprises of the Nesscliffe Hotel surfaced car park and a Greenfield site which slopes from the car edge of the car park and drops sharply to the lower half. A footpath runs along the northern boundary to a footbridge over the new by-pass. The field is currently in rough grazing use and a drain cover was observed on site. There is generally frontage development in the area. Open views are experienced from the site and there is a high visual prominence of site from Kinton. The north and south edges have well established trees.</p>			
Policy restrictions			
At one of the settlements in rural areas (Local Plan Policy HS4) where small scale development is acceptable subject to satisfying relevant criteria.			
Physical constraints			
None.			
Suitability summary			
Frontage development could be considered suitable, subject to car park land being surplus to requirements from Nesscliffe Hotel/Restaurant and visual impacts on setting of Listed Buildings and village scene.			
Availability summary			
There are no known ownership problems or issues. 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			
Information gathered for the purposes of this study suggests that there is confidence in the site being available within 5/10/15 years and coming forward for development.			
Conclusion			
The site is considered suitable for development, subject to an appropriate scheme given its sensitive location. The site has been promoted for development and it is considered developable within 10 years.			
		Final density:	Final suggested yield:
		8.64	5.00



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Site ref	Settlement	Site Area (ha)	Former Local Authority
NESS006	Nesscliffe	0.16	Shrewsbury and Atcham
Site Address		Type of site	
Land at The White House		Greenfield	
Current/previous landuse		Planning status	
Mixed		Not Known	
Description of site			
Site on southern edge of Nesscliffe within the indicative settlement development boundary. The site consists of two areas of land to the south of The White House and associated farm buildings. The eastern section is more domestic with some trees, shrubs and lawned ares whereas the western section is a rough 'paddock'. Both parts of the site are enclosed by hedgerows with hedgerow trees.			
Policy restrictions			
At one of the settlements in rural areas (Local Plan Policy HS4) where small scale development is acceptable subject to satisfying relevant criteria.			
Physical constraints			
None.			
Suitability summary			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing 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 as the site is suitable and development is being actively promoted.			
Conclusion			
The site is suitable and as it has been actively promoted is likely to be developed within 5 years.			
		Final density:	Final suggested yield:
		30.47	5.00

NESS006



Site ref	Settlement	Site Area (ha)	Former Local Authority
NESS007	Nesscliffe	0.51	Shrewsbury and Atcham
Site Address		Type of site	
Land to rear of Gables, Pinecroft Filling Station		Greenfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
This site is an area of informal gardens or amenity space behind an existing series of houses. The site runs along the rear of these properties and down to the waterway.			
Policy restrictions			
At one of the settlements in rural areas (Local Plan Policy HS4) where small scale development is acceptable subject to satisfying relevant criteria.			
Physical constraints			
PROW runs along northern boundary of the site.			
Suitability summary			
From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.			
Availability summary			
There are no known ownership problems or issues. 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 low density development and as it has been actively promoted is likely to be developed within 5 years.			
Final density:		Final suggested yield:	
29.32		15.00	

NESS007

