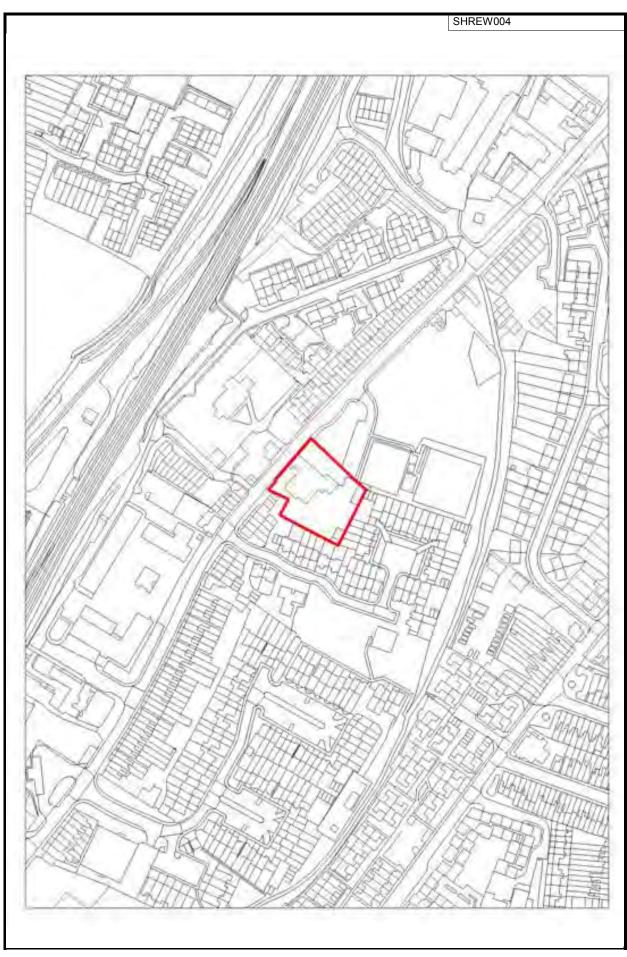
	Settlement		Site Area (ha)	Former Local Authority
SHREW003	Shrewsbury		0.42	Shrewsbury and Atcham
Site Address		Type of sit	te	1
The Hollies, Sutton Roa	ad	Brownfield		
Current/previous la		Planning	status	
Jnknown	induot	Not Known	Juliuo	
Description of site				
and grounds and has m		a training centre by S		a Victorian house, set within gardens adjacent to a doctors surgery and
Policy restrictions				
Within Shrewsbury settle Local Plan Policies HS		sidential developmer	nt is acceptable subj	ect to satisfying relevant criteria
Physical constraint A number of mature tre	s es exist on site. Desirable	to maintain existing b	ouilding as part of rec	development proposals.
	a residential scheme involvi		sting building togethe	er with new build residential
suitable location for dev		bute to the creation of		ousing development. The site offers
suitable location for development of the policy restrictions or phonormal phonormal phonormation gathered for forward for development of the policy summal phonormation gathered for development of the policy summal phonormal ph	ry ry ry rthe purposes of this study	bute to the creation of limit development. I suggests that there nership problems wh	of sustainable, mixed	susing development. The site offers communities. The site has no know site being available and coming opment here and the site has been
Availability summa Information gathered forward for development promoted by a development forward for the information at From	ry or the purposes of this study nt. There are no legal or own er/ landowner for the purpose nary vailable, it is considered tha	bute to the creation of limit development. I suggests that there nership problems whoses of this study.	is confidence in the ich could limit develo	ousing development. The site offers communities. The site has no know
Availability summal Information gathered for forward for development promoted by a development the information are complete and sell the home. Conclusion The site is suitable for a sell the formation and the information are complete and sell the home.	ry or the purposes of this study nt. There are no legal or own er/ landowner for the purpose vailable, it is considered that vailable it is also considered vousing in this area is good.	bute to the creation of conversion of exist	is confidence in the ich could limit develo	site being available and coming opment here and the site has been sing will be delivered on the site.
Availability summal Information gathered for forward for development promoted by a development the information are complete and sell the home. Conclusion The site is suitable for a sell the formation and the information are complete and sell the home.	ry or the purposes of this study nt. There are no legal or own er/ landowner for the purpose vailable, it is considered that vailable it is also considered	bute to the creation of conversion of exist	is confidence in the ich could limit develo	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



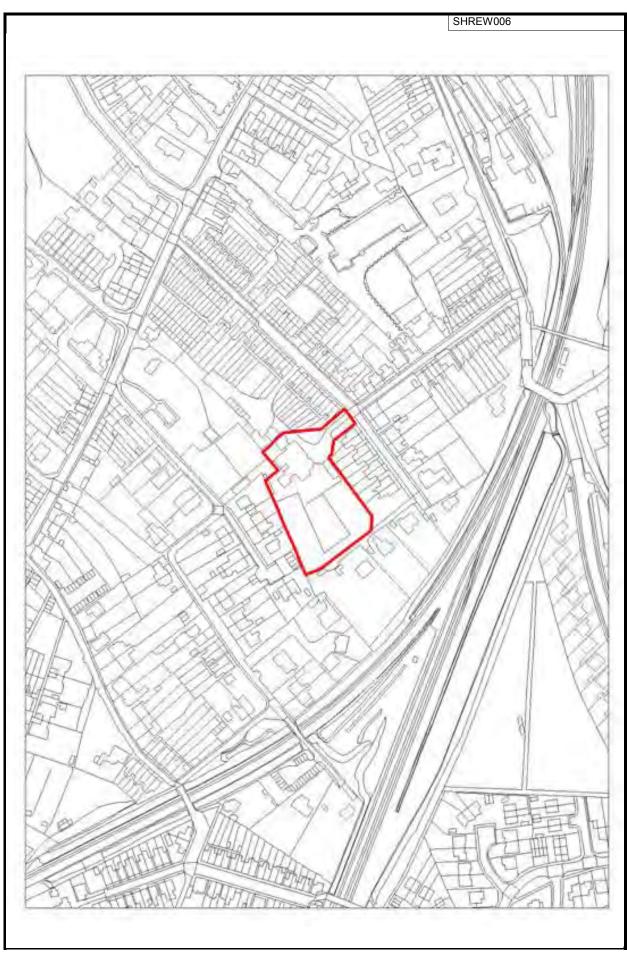
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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW004	Shrewsbury		0.26	Shrewsbury and Atcham
Site Address		Type of site	<u> </u>	
St Michaels House, St Mic	haels Street	Brownfield		
Current/previous land	IISE	Planning st	atus	
Jnknown	400	Not Known	utuo	
Description of site				
	ed surrounding uses inclu-	ding 2/3 storey resid	ential, commercial	sed by the Community Services uses, recreational facilities and car ty.
Local Plan Policies HS1/H The site lies within the Nort	S2). h Corridor Regeneration F Conservation Area, where	ramework.		ect to satisfying relevant criteria
ppearance or character or	tile alea.			
Physical constraints Conversion of existing build				
Suitablility summary				
	ontribute to the creation of			e site offers a suitable location for ite has no known policy restrictions
development and would co	ontribute to the creation of			
development and would co or physical limitations that	ontribute to the creation of			
development and would co or physical limitations that Availability summary Information gathered for th	entribute to the creation of would limit development. The purposes of this study is the purposes of the study is the purpose of the study is the study i	sustainable, mixed of the suggests that there is exclude problems which	confidence in the	
development and would co or physical limitations that Availability summary Information gathered for th forward for development. T	ne purposes of this study some are no legal or owner landowner for the purpose	sustainable, mixed of the suggests that there is exclude problems which	confidence in the	site being available and coming
Availability summary Information gathered for the forward for development. To promoted by a developer/ Achievability summary From the information available.	ntribute to the creation of would limit development. The purposes of this study is the purposes of the purpose landowner for the purpose landowner	suggests that there is ership problems which is of this study.	confidence in the h could limit develo	site being available and coming
Availability summary Information gathered for the forward for development. To promoted by a developer/ Achievability summary From the information available.	ntribute to the creation of would limit development. The purposes of this study is the purposes of the purpose landowner for the purpose landowner	suggests that there is ership problems which is of this study.	confidence in the h could limit develo	site being available and coming opment here and the site has been sing will be delivered on the site.
Availability summary Information gathered for the forward for development. The promoted by a developer/ Achievability summary From the information available from the information available from the information available complete and sell the house	ntribute to the creation of would limit development. The purposes of this study is the purposes of the purpose landowner for the purpose landowner	suggests that there is ership problems which is of this study.	confidence in the h could limit develo	site being available and coming opment here and the site has been sing will be delivered on the site.
Availability summary Information gathered for the forward for development. To be complete and sell the house complete and sell the house conclusion Conclusion The building is suitable for the property of the sell the sell the house conclusion.	ontribute to the creation of would limit development. The purposes of this study so there are no legal or owner landowner for the purpose landowner for the purpose able, it is considered that able it is also considered that sing in this area is good.	sustainable, mixed of suggests that there is study.	confidence in the h could limit development that hou mically viable and	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
Availability summary Information gathered for th forward for development. To promoted by a developer/ From the information availability summary from the inf	ontribute to the creation of would limit development. The purposes of this study so there are no legal or owner landowner for the purpose landowner for the purpose able, it is considered that able it is also considered that sing in this area is good.	sustainable, mixed of suggests that there is study.	confidence in the h could limit development that hou mically viable and	site has no known policy restrictions site being available and coming pment here and the site has been sing will be delivered on the site.



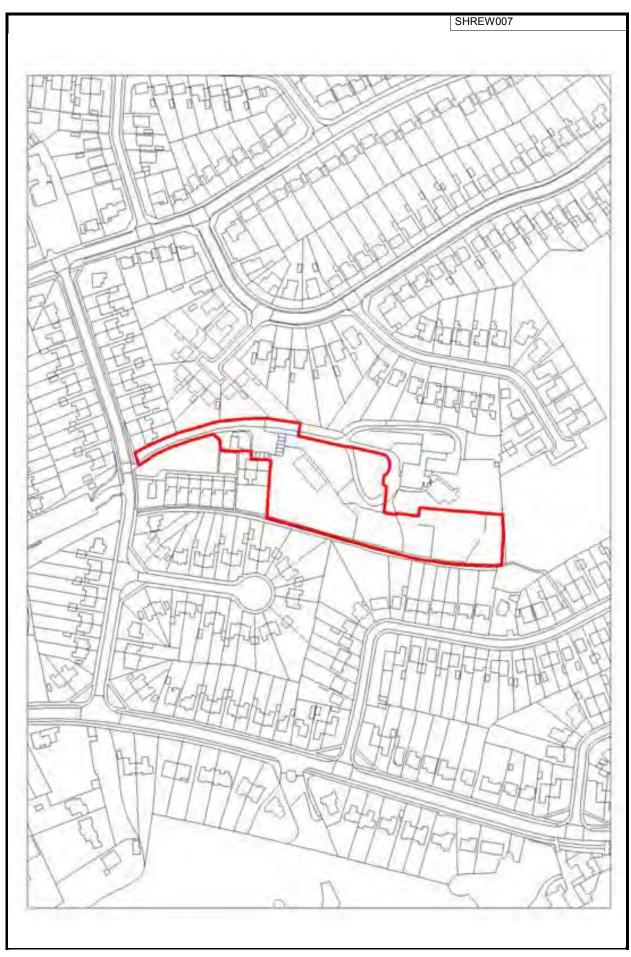
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SHREW006			Site Area (ha)	Former Local Authority
	Shrewsbury		0.46	Shrewsbury and Atcham
Site Address		Type of site	1	1
Besford House, Trinity	Street	Brownfield		
			ntuo.	
Current/previous landuse		Planning sta	atus	
Jnknown		Not Known		
Description of site				
housing) of the town ar		Street. For recent years		y residential area (flats and terraceden used for accommodation for the
Policy restrictions				
Vithin Shrewsbury sett Local Plan Policies HS		esidential development	is acceptable subje	ct to satisfying relevant criteria
Physical constrain	ts			
A number of mature tre	ees exist on site. Desirable t	to maintain existing buil	ding as part of rede	velopment proposals.
Suitablility summa	rv			
	a residential scheme involv	ing conversion of existing	na huildina taaethe	with new huild residential
	nysical limitations that would		sustainable, mixed	communities. The site has no know
Availahility summa	nev.			
forward for developme	or the purposes of this stud	nership problems which	confidence in the s	ite being available and coming oment here and the site has been
Information gathered forward for developme promoted by a develop	or the purposes of this stud nt. There are no legal or ow per/ landowner for the purpo	nership problems which	confidence in the s	ite being available and coming oment here and the site has been
Information gathered forward for developme promoted by a developme promoted by a developme. Achievability sumr 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 purposer/ landowner for the purposer	nership problems which uses of this study. at there is a reasonable d that the site is econor	prospect that hous	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 gathered forward for developme promoted by a developme promoted by a developme. Achievability summer From the information a complete and sell the complete and sell the complete. Conclusion The site is suitable for	or the purposes of this study nt. There are no legal or own per/ landowner for the purposer/ landowner for the purposer for the	nership problems which ses of this study. at there is a reasonable d that the site is econor.	prospect that hous	ing will be delivered on the site. The capacity of the developer to
Information gathered fiforward for developme promoted by a developme promoted by a developme. Achievability summers from the information a complete and sell the complete and sell the complete. Conclusion The site is suitable for	or the purposes of this study nt. There are no legal or owner/ landowner for the purposer/ landowner for the purposer for t	nership problems which ses of this study. at there is a reasonable d that the site is econor.	prospect that hous	ing will be delivered on the site. The capacity of the developer to
Information gathered forward for developme promoted by a developme promoted by a developme. Achievability summer From the information a complete and sell the complete and sell the complete. Conclusion The site is suitable for	or the purposes of this student. There are no legal or owner/ landowner for the purposer/ landowner for the purposer for t	nership problems which ses of this study. at there is a reasonable d that the site is econor.	prospect that hous nically viable and the nically viable and the nically building togethe	ing will be delivered on the site. The capacity of the developer to



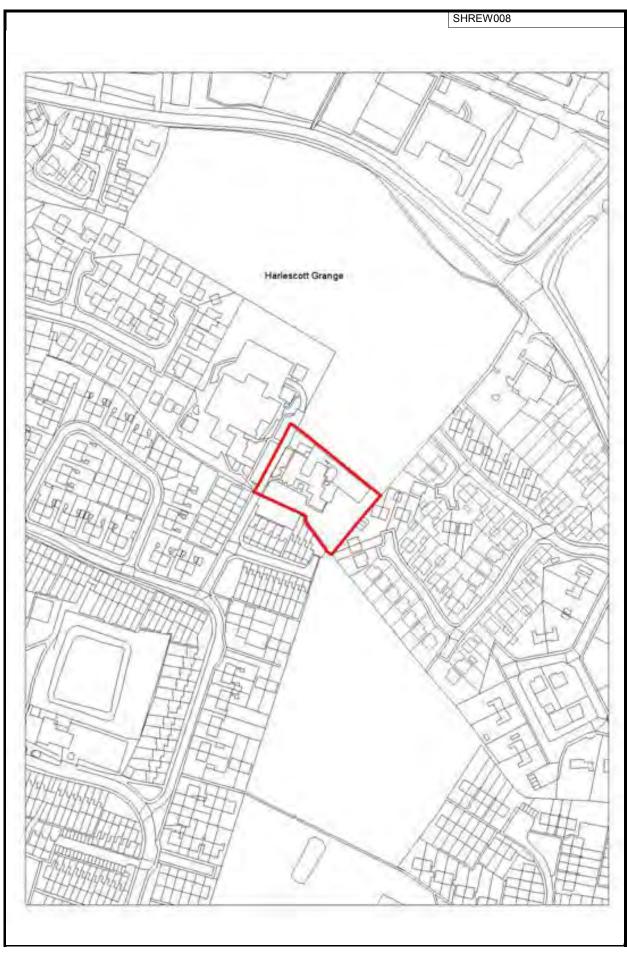
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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW007	Shrewsbury		0.91	Shrewsbury and Atcham
Site Address	-	Type of site	2	<u> </u>
and at the Elms, Bel	videre	Brownfield		
Current/previous	landuse	Planning s	tatus	
nknown	idilidido	Not Known	lutuo	
Description of site	<u> </u>			
The land, together wit	h Elms House and its immensists of land which originally	diate grounds are a fac	ility joint owned by t	site, a scout hut and vacant land. he Shropshire Primary Care Trust as has been left as other
Policy restrictions				
Local Plan Policies H Policy INF19 - Retenti	S1/HS2).	There are plans for the	relocation of the so	ect to satisfying relevant criteria out hut currently on the site is ted building (The Elms).
Physical constrain				
Suitablility summa				
From the information development and wou	available, the site is conside	of sustainable, mixed		site offers a suitable location for ite has no known policy restriction
From the information development and wou or physical limitations Availability summ Information gathered forward for development	available, the site is conside ald contribute to the creation that would limit development that would limit development ary for the purposes of this students.	of sustainable, mixed nt. Ity suggests that there in the suggests which is the suggest with the suggest which is the suggest with the suggest which is the suggest	communities. The s	
From the information development and would be provided in the information or physical limitations. Availability summ Information gathered forward for development of the information of	ary for the purposes of this student. There are no legal or owner. I landowner for the purposes of this student. There are no legal or owner. I landowner for the purposes of this student. There are no legal or owner. I landowner for the purposes of this student. There are no legal or owner. I landowner for the purposes of this student. There are no legal or owner. I landowner for the purpose was a landowner for the purpose was a landowner for the purpose was landowner for the purpo	of sustainable, mixed nt. by suggests that there is vivership problems which pases of this study. at there is a reasonable that the site is econolided that the site is econolided.	s confidence in the sch could limit develo	ite has no known policy restriction
From the information development and would be a size of the size o	ary for the purposes of this student. There are no legal or overper/ landowner for the purposes of this student. There are no legal or overper/ landowner for the purposes of this student. There are no legal or overper/ landowner for the purposes of this student. There are no legal or overper/ landowner for the purposes of this student. There are no legal or overper/ landowner for the purpose of this student.	of sustainable, mixed nt. By suggests that there is vnership problems which oses of this study. The study of the study o	s confidence in the sch could limit develo	ite has no known policy restriction site being available and coming pment here and the site has been sing will be delivered on the site. The capacity of the developer to into consideration the mature tree.
From the information development and wou or physical limitations Availability summ Information gathered forward for development promoted by a development of the information complete and sell the Conclusion The site is suitable for surrounding and the limit is surroun	ary for the purposes of this student. There are no legal or overper/ landowner for the purposes of this student. There are no legal or overper/ landowner for the purposes of this student. There are no legal or overper/ landowner for the purposes of this student. There are no legal or overper/ landowner for the purposes of this student. There are no legal or overper/ landowner for the purpose of this student.	by suggests that there is wership problems which oses of this study. The provision of a new Solue to fact that the site is econolist.	s confidence in the sch could limit develo	site has no known policy restriction site being available and coming pment here and the site has been sing will be delivered on the site.



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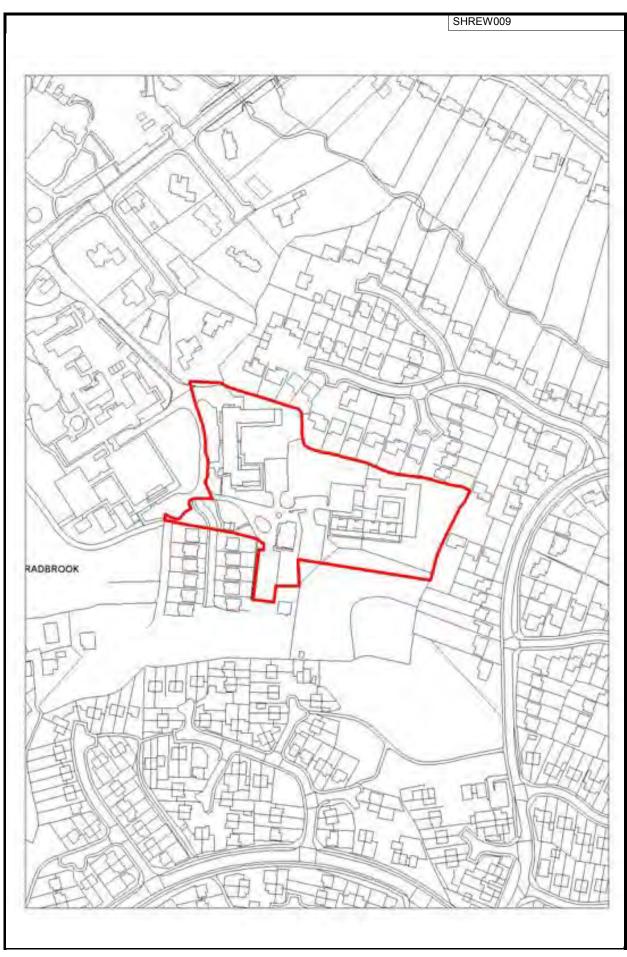
Sine Address Type of site Current/previous landuse Inchrom House, Harlescott Planning status Not Known Not Known Description of site In site comprises office and car parking. The site is situated on the north western fringe of the town and is situated opposite on color promitive to a Primary School. The site is situated on the north western fringe of the town and is situated opposite on color promitive to a Primary School. The site is situated on the north western fringe of the town and is situated opposite on color promitive to a Primary School. The site is situated on the north western fringe of the town and is situated opposite on color promitive to a primary School. The site is situated on the north western fringe of the town and is situated opposite on the order of the site of th	Site ref	Settlement		Site Area (ha	a) Former Local Authority
Note that the second state of the second state	SHREW008			•	
Note that the second state of the second state	Site Address	1	Type of site	<u> </u>	1
Not Known Not Known Description of site he site comprises office and car parking. The site is surrounded by 2 storey residential semi detached dwellings. The site is so in close proximity to a Primary School. The site is situated on the north western fringe of the town and is situated opposite recenarces School at the end of a cul-de-sae. It is a predominantly high density area is a former children's norm inch has more recently been used for office space for SCC staff. Additionally, some of the attached accommodation is used to provide the services department in the area, including a nursery and playgroup. Policy restrictions (this Shrevsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria ocal Plan Policies HST/HS2). Physical constraints one. Suitability summary In site is suitable for a medium / high density residential scheme. From the information available, the site is considered ustable for considered with the site is usuable for a medium / high density residential scheme. From the information available, the site is considered ustable for a medium / high density residential scheme. From the information available, the site is considered ustable for a medium / high density residential scheme. From the information available, the site is considered ustable for a medium / high density residential scheme is a reasonable prospect that housing will be delivered on the site has been romoted by a developer/ landowner for the purposes of this study. Notice that there is a reasonable prospect that housing will be delivered on the site. The purpose of this study suggests that there is a reasonable prospect that housing will be delivered on the site. The purpose of this study suggests that there is a reasonable prospect that housing will be delivered on the site. The purpose of this study suggests that there is a reasonable prospect that housing will be delivered on the site. The purpose of this study suggests that there is a reasonable prospect that ho	Richmond House, Harlesco	ott	Brownfield		
Not Known Not Known Description of site he site comprises office and car parking. The site is surrounded by 2 storey residential semi detached dwellings. The site is so in close proximity to a Primary School. The site is situated on the north western fringe of the town and is situated opposite recenarces School at the end of a cul-de-sae. It is a predominantly high density area is a former children's norm inch has more recently been used for office space for SCC staff. Additionally, some of the attached accommodation is used to provide the services department in the area, including a nursery and playgroup. Policy restrictions (this Shrevsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria ocal Plan Policies HST/HS2). Physical constraints one. Suitability summary In site is suitable for a medium / high density residential scheme. From the information available, the site is considered ustable for considered with the site is usuable for a medium / high density residential scheme. From the information available, the site is considered ustable for a medium / high density residential scheme. From the information available, the site is considered ustable for a medium / high density residential scheme. From the information available, the site is considered ustable for a medium / high density residential scheme is a reasonable prospect that housing will be delivered on the site has been romoted by a developer/ landowner for the purposes of this study. Notice that there is a reasonable prospect that housing will be delivered on the site. The purpose of this study suggests that there is a reasonable prospect that housing will be delivered on the site. The purpose of this study suggests that there is a reasonable prospect that housing will be delivered on the site. The purpose of this study suggests that there is a reasonable prospect that housing will be delivered on the site. The purpose of this study suggests that there is a reasonable prospect that ho	Current/previous land	use	Planning st	atus	
he site comprises office and car parking. The site is surrounded by 2 storey residential semi detached dwellings. The site is on indose proximity to a Primary School. The site is situated on the north western finge of the town and is situated opposite interacres School at the end of a cu-lde-sex. It is a predominantly high density area. The actual site is a former children's horn inchich has more recently been used for office space for SCC staff. Additionally, some of the attached accommodation is used to upport the children's services department in the area, including a nursery and playgroup. Policy restrictions Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria ocal Plan Policies HST/HS2). Physical constraints The site is suitable for a medium / high density residential scheme. From the information available, the site is considered outstainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development. In site has no known policy restrictions or physical limitations that would limit development. The site has no known policy restrictions or physical limitations that would limit development. The site has no known policy restrictions or physical limitations that would limit development. The site has been ones to be a suitable for a medium / high density residential scheme is a reasonable prospect that housing will be delivered on the site. The information available it, it is considered that there is a reasonable prospect that housing will be delivered on the site. The information available it, it is considered that there is a reasonable prospect that housing will be delivered on the site. The information available it, it is considered that there is a reasonable prospect that housing will be delivered on the site. The information available it, it is considered that there is a reasonable prospect that housing will be delivered on the site. The information available it is also consid	Inknown				
iso in close proximity to a Primary School. The site is situated on the north western fringe of the town and is situated opposite remenerces School at the end of a cold-ease. It is a predominantly high density area. The actual site is a former children's brom thich has more recently been used for office space for SCC staff. Additionally, some of the attached accommodation is used to upport the children's services department in the area, including a nursery and playgroup. Policy restrictions Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria occal Plan Policies HS1/HS2). Physical constraints One: Suitability summary The site is suitable for a medium / high density residential scheme. From the information available, the site is considered uitable for housing development. The site offers a suitable location for development and would contribute to the creation of ustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development. Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming provided to the purpose of this study suggests that there is confidence in the site being available and coming provided to the development. There are no legal or ownership problems which could limit development here and the site has been considered that there is a reasonable prospect that housing will be delivered on the site. The information available it is also considered that there is a reasonable prospect that housing will be delivered on the site. The information available it is also considered that there is a reasonable prospect that housing will be delivered on the site. The information available it is also considered that there is a reasonable prospect that housing will be delivered on the site. The information available it is also considered that there is a reasonable prospect that housing will be delivered on the site. Th	Description of site		l .		
rithin Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria ocal Plan Policies HS1/HS2). Physical constraints Index of the property of the development of the site is suitable for a medium / high density residential scheme. From the information available, the site is considered uitable for housing development. The site offers a suitable location for development and would contribute to the creation of ustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development. In the site has no known policy restrictions or physical limitations that would limit development. In the site has no known policy restrictions or physical limitations that would limit development. In the site has been rounded 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 round the information available it is also considered that the site is economically visible and the capacity of the developer to omplete and sell the housing in this area is good. Conclusion The site is suitable for a medium / high density residential scheme subject to suitable access being secured. Due to fact that the ite has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.	also in close proximity to a Greenacres School at the e which has more recently be	Primary School. The si end of a cul-de-sac. It is een used for office space	te is situated on the no a a predominantly high ce for SCC staff. Addition	rth western fringed density area. The onally, some of th	e of the town and is situated opposite actual site is a former children's home
Physical constraints One. Suitability summary he site is suitable for a medium / high density residential scheme. From the information available, the site is considered uitable for longing development. The site offers a suitable location for development and would contribute to the creation of ustainable, 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 anward for development. There are no legal or ownership problems which could limit development here and the site has been romoted 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 a medium / high density residential scheme subject to suitable access being secured. Due to fact that the ite has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.	Policy restrictions				
Physical constraints Incomplete and sell the housing in this area is good. Conclusion Physical constraints From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. Achievability summary Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming poward for development. There are no legal or ownership problems which could limit development here and the site has been romoted 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. There are no legal or ownership that there is a reasonable prospect that housing will be delivered on the site. The information available it is also considered that there is a reasonable prospect that housing will be delivered on the site. The purpose of the developer to complete and sell the housing in this area is good. Conclusion The site is suitable for a medium / high density residential scheme subject to suitable access being secured. Due to fact that the ite has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.			esidential development	is acceptable sul	bject to satisfying relevant criteria
Suitability summary The site is suitable for a medium / high density residential scheme. From the information available, the site is considered uitable for housing development. The site offers a suitable location for development and would contribute to the creation of ustainable, 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 onward for development. There are no legal or ownership problems which could limit development here and the site has been romoted 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 omplete and sell the housing in this area is good. Conclusion he site is suitable for a medium / high density residential scheme subject to suitable access being secured. Due to fact that the tite has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.					
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Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming provided 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 a medium / high density residential scheme subject to suitable access being secured. Due to fact that the last been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.	suitable for housing develo sustainable, mixed commu	pment. The site offers	a suitable location for o	evelopment and	would contribute to the creation of
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 a medium / high density residential scheme subject to suitable access being secured. Due to fact that the ite has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.	Information gathered for to forward for development. T	here are no legal or ow	nership problems which		
The site is suitable for a medium / high density residential scheme subject to suitable access being secured. Due to fact that the lite has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.	From the information availa	ailable, it is considered able it is also considere	d that the site is econo		
T					
Final density: Final suggested yield:		Fi	l donait:	F-1	ol cugaçoted viola.



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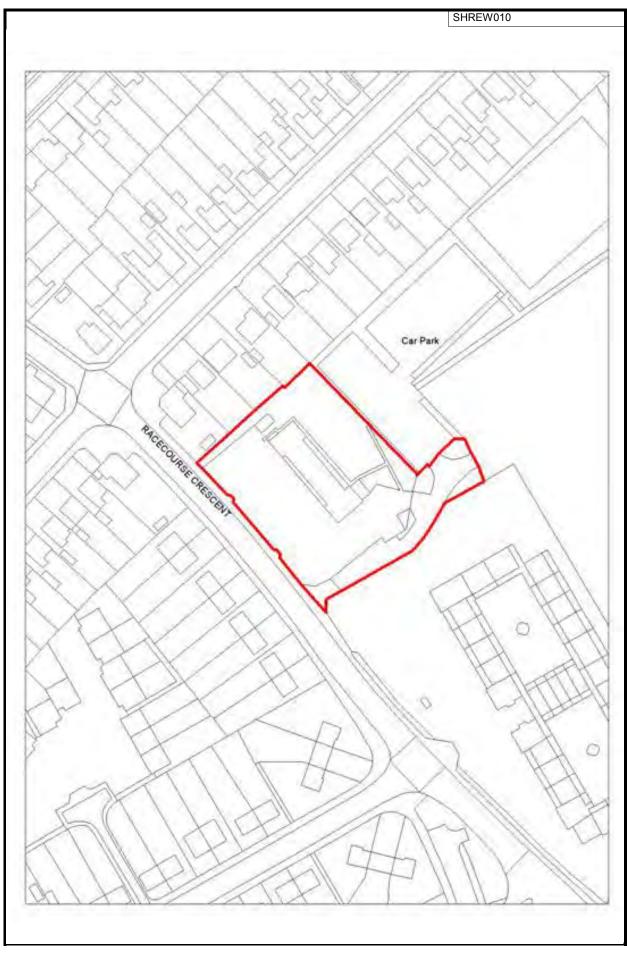
Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW009	Shrewsbury		1.49	Shrewsbury and Atcham
Site Address		Type of s	site	-
Radbrook College Complex		Brownfield		
Current/previous	•	Planning	etatue	
Jnknown	nanuuse	Not Known	Status	
Description of si	to			
eaching) and in a nu pitched roof to single and planted areas. L development is to the are to the west. Acce	umber of uses (SCC and Ćoll e storey flat roof. There are a and to the south east of the s e south of this site and furthe	lege). There are a rai number of surface co site forms part of a w er medium density ho h no footways off Rai	nge of building styles a ar parks with grassed a ider area of open spac using can be found the dbrook Road which se	nprises of a number of uses (office, and sizes on the site - two storey areas and some established trees se. A new medium density housing a north and east, further college userves both the new residential at the
Policy restriction	ne .			
Local Plan Policies I	HS1/HS2). f the site is currently classed			ect to satisfying relevant criteria
Physical constra	ints			
None.				
Suitable subject to soffers a suitable loca		ould contribute to the	creation of sustainable	opment of the larger site. The site e, mixed communities. The site has
Suitable subject to soffers a suitable loca	catisfactory access and as pa ation for development and wo	ould contribute to the	creation of sustainable	
Suitable subject to soffers a suitable locano known policy res	satisfactory access and as pa ation for development and wo trictions or physical limitation	ould contribute to the	creation of sustainable	
Suitable subject to soffers a suitable location known policy resultable location known policy resul	satisfactory access and as particular and work trictions or physical limitation trictions or physical limitation are accepted to the second sec	buld contribute to the s that would limit development of the state of	creation of sustainable elopment.	
Suitable subject to soffers a suitable location known policy resultable location gathered forward for developred forward for developred by a development of the location known promoted by a development location location known promoted by a development location known policy resultable location know	mary d for the purposes of this student. There are no legal or or loper/landowner for the purposes of the purposes of this student. There are no legal or or loper/landowner for the purposes of the purposes of this student. There are no legal or or loper/landowner for the purposes of the purposes of this student.	dy suggests that ther wnership problems woses of this study.	e is confidence in the shich could limit develo	e, mixed communities. The site has site being available and coming pment here and the site has been
Suitable subject to soffers a suitable location of known policy results and known promoted by a development of the deliverability surful to the deliverability of	mary d for the purposes of this student. There are no legal or onloper/landowner for the purp	dy suggests that ther wnership problems woses of this study.	e is confidence in the shich could limit develo	e, mixed communities. The site has site being available and coming pment here and the site has been
Suitable subject to soffers a suitable location of known policy results and known promoted by a development of the deliverability surful to the deliverability of	mary d for the purposes of this student. There are no legal or or loper/landowner for the purposes of this student. There are no legal or or loper/landowner for the purposes of this student. There are no legal or or loper/landowner for the purposes of this student.	dy suggests that ther wnership problems woses of this study.	e is confidence in the shich could limit develo	e, mixed communities. The site has site being available and coming pment here and the site has been

Final density: Final suggested yield: 39.56 59.00



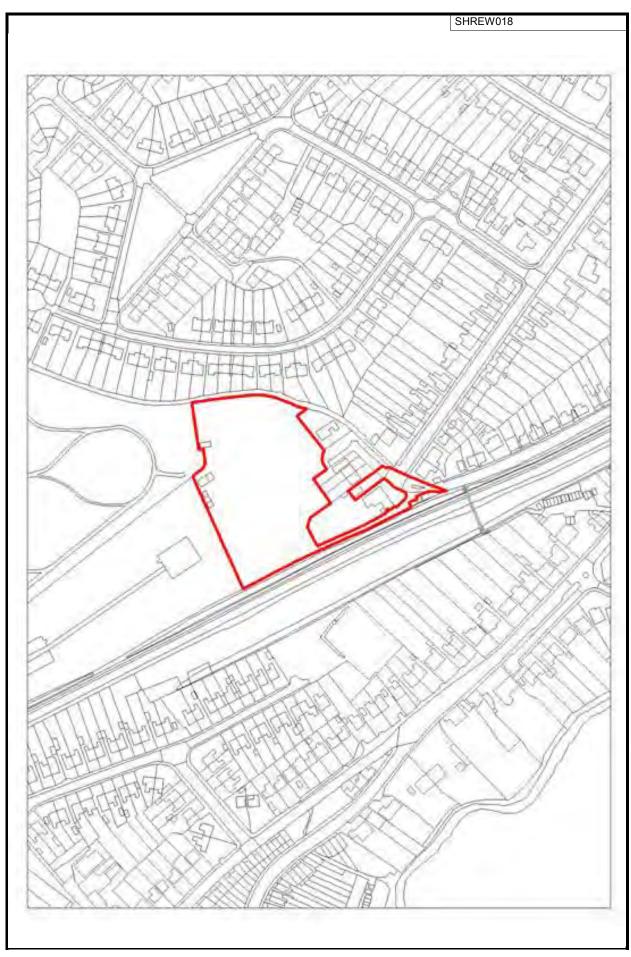
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Site ref	Settlement		Site Area (ha) Former Local Authority
SHREW010	Shrewsbury		0.39	Shrewsbury and Atcham
Site Address		Type of	site	
Shrewsbury Training and	Development Centre	Brownfield	- · · -	
Current/previous Ian		Planning	n status	
Inknown		Not Known		
Description of site				
nousing and there is recre used as a training centre and the site is bounded o	eation ground to the rear. T by the SCC. The site comp	The site was formed prises the original t by residential pr	erly part of a secor Victorian school b operties. The form	by high density Local Authority estate dary school but since 1993 has been uilding. There are parking facilities on si er Monkmoor Girls School building to th
Policy restrictions				
Vithin Shrewsbury settlen Local Plan Policies HS1/I		idential developm	ent is acceptable s	subject to satisfying relevant criteria
Physical constraints				
Desirable to incorporate \	ictorian school building wit	thin proposals.		
Suitablility summary				
development and would o		f sustainable, mix		The site offers a suitable location for he site has no known policy restrictions
Availability summary				
Information gathered for forward for development.	he purposes of this study	ership problems v		the site being available and coming evelopment here and the site has been
Achievability summa	•			
	ite is dependant on the relesimilar to recent housing d			t to see a medium/high density
	nedium / high density resion within 5 years, subject to t			act upon the adjacent listed building, an
	Final	density:	F	inal suggested yield:
		-	41 47	16 00



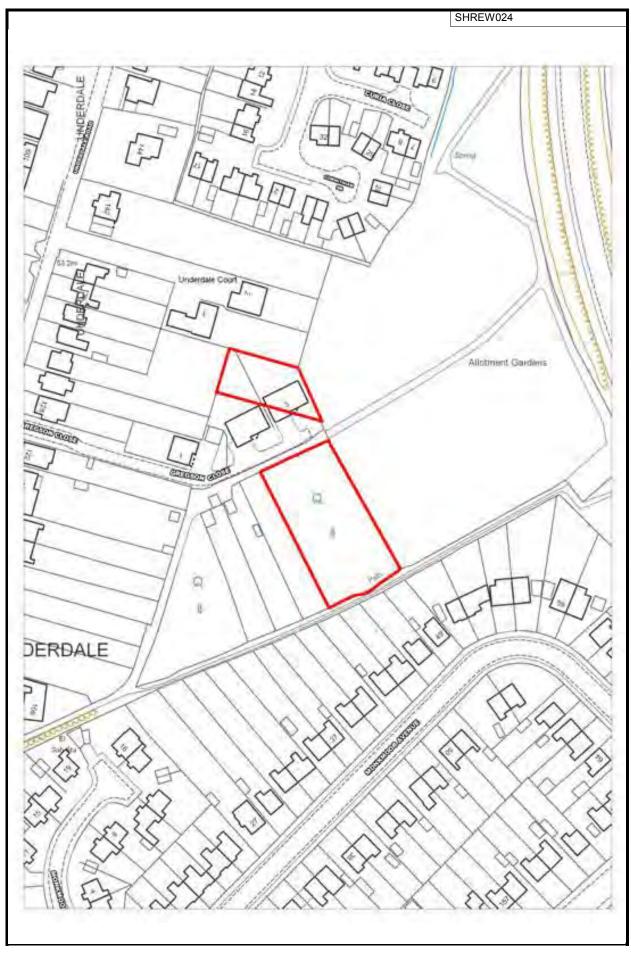
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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW018	Shrewsbury		0.95	Shrewsbury and Atcham
Site Address Land off Oak Street He	ead.	Type of site Greenfield		
Current/previous la		Planning st	atue	
Jnknown	induse	Not Known	atus	
Description of site				
There are a number of	small buildings on the		lisrepair. The site is	ong the road and the railway line. s surrounded on all but one side by
Policy restrictions				
Local Plan Policies HS	1/HS2).	•		ect to satisfying relevant criteria
Physical constraint				
There are a number of	mature trees on-site.			
Suitablility summa	ry			
Availability summa	ry			
forward for developme	or the purposes of this	s study suggests that there is or ownership problems which purposes of this study.	confidence in the s	site being available and coming pment here and the site has been
Information gathered for forward for developme promoted by a develop Achievability sumn	or the purposes of this nt. There are no legal er/ landowner for the	or ownership problems which purposes of this study.	n could limit develo	pment here and the site has been
Information gathered for forward for developme promoted by a develop Achievability sumn	or the purposes of this nt. There are no legal er/ landowner for the nary vailable, it is conside	or ownership problems which purposes of this study.	n could limit develo	site being available and coming pment here and the site has been sing will be delivered on the site as
Information gathered for forward for developme promoted by a developme developme. Achievability sumn from the information a	or the purposes of this nt. There are no legal er/ landowner for the nary vailable, it is conside	or ownership problems which purposes of this study.	n could limit develo	pment here and the site has been
Information gathered for forward for developme promoted by a developme developme. Achievability sumn from the information a	or the purposes of this nt. There are no legal er/ landowner for the nary vailable, it is conside	or ownership problems which purposes of this study.	n could limit develo	pment here and the site has been
Information gathered for forward for developme promoted by a developme developme. Achievability sumn from the information a	or the purposes of this nt. There are no legal er/ landowner for the nary vailable, it is conside	or ownership problems which purposes of this study.	n could limit develo	pment here and the site has been
Information gathered forward for developme promoted by a developme. Achievability sumn From the information a the site is suitable and	or the purposes of this nt. There are no legal er/ landowner for the nary vailable, it is conside development is being	or ownership problems which purposes of this study. The that there is a reasonable pactively promoted.	n could limit develo	sing will be delivered on the site as
nformation gathered forward for developme forward for developme foromoted by a developme. Achievability sumnerom the information at the site is suitable and the solution.	or the purposes of this nt. There are no legal er/ landowner for the nary vailable, it is conside development is being	or ownership problems which purposes of this study. The that there is a reasonable pactively promoted.	n could limit develo	pment here and the site has been
Information gathered forward for developme promoted by a developme. Achievability sumn From the information a the site is suitable and	or the purposes of this nt. There are no legal er/ landowner for the nary vailable, it is conside development is being medium density rede	or ownership problems which purposes of this study. The that there is a reasonable pactively promoted.	prospect that house no longer being re	sing will be delivered on the site as



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Site ref	Settlement		Site Area (ha) Former Local Authority
SHREW024	Shrewsbury		0.17	Shrewsbury and Atcham
Site Address	<u> </u>	Type of s	ite	
Land off Underdale Ro	ad	Greenfield		
Current/previous la		Planning	status	
Jnknown	iliuuse	Not Known	Status	
Description of site		rtot raiowii		
the north east and low opening and low opening and low restauts.	- medium housing to the ea	st. The woodland is on Close off Underd	accessed via a narro	ne site adjoins well used allotments to ow footpath off Underdale Road. s a small Greenfield site within the
Policy restrictions				
Within Shrewsbury settl Local Plan Policies HS Greenspace designation	1/HS2).	esidential developme	ent is acceptable sub	ject to satisfying relevant criteria
Physical constrain	ts			
None.				
extended into this site	•			aybe scope for allotments to be
	· · · · · · · · · · · · · · · · · · ·	mmunities. The site		on for development and would restrictions or physical limitations th
would limit development of the second	ry oted by Kembertons. Due to	o fact that the site h	has no known policy as been actively prorrounding the greens	noted, it is thought possible this site pace allocation could delay
Availability summa This site is being prom could come forward wi implementation, which	ry oted by Kembertons. Due to thin the next few years, how would suggest that the site	o fact that the site havever, the issues sur could come forward	as been actively prorrounding the greens I within the next 10 y	noted, it is thought possible this site pace allocation could delay
Availability summa This site is being prom could come forward wi implementation, which Achievability sumn The housing market i considered achievable Conclusion Site suitable for low de	ry oted by Kembertons. Due to thin the next few years, how would suggest that the site nary n Shrewsbury is strong and n shrewsbury is strong and	o fact that the site havever, the issues sur could come forward demand is also very comprising a mix of	has no known policy as been actively pror rounding the greens I within the next 10 y y high; therefore hou	moted, it is thought possible this site pace allocation could delay ear time frame.
Availability summa This site is being prom could come forward wi implementation, which Achievability sumn The housing market i considered achievable Conclusion Site suitable for low de	ry oted by Kembertons. Due to thin the next few years, how would suggest that the site nary n Shrewsbury is strong and	o fact that the site havever, the issues sur could come forward demand is also very comprising a mix of	has no known policy as been actively pror rounding the greens I within the next 10 y y high; therefore hou	moted, it is thought possible this site pace allocation could delay ear time frame.
Availability summa This site is being prom could come forward wi implementation, which Achievability sumn The housing market i considered achievable Conclusion Site suitable for low de	ry oted by Kembertons. Due to thin the next few years, how would suggest that the site nary n Shrewsbury is strong and nsity development typically LNC4 being met and delive	o fact that the site havever, the issues sur could come forward demand is also very comprising a mix of	as been actively prorrounding the greens within the next 10 y	moted, it is thought possible this site pace allocation could delay ear time frame.



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Site ref	Settlement	Settlement		Former Local Authority
SHREW025	Shrewsbury	Shrewsbury		Shrewsbury and Atcham
Site Address		Type of site		
Gordana House, The	e Mount	Mount Brownfield		
Current/previous	landuse	Planning s	status	
Unknown		Not Known		
Description of si	te	-		
the road. The site is residential developm route. Topography a	currently occupied by a large ent to the east, north and wes	and attractive propert and a road with a 40 he access is poor and	y and two other resid Omph speed limit on If the site is raised ab	getation with a high hedge bordering lential dwellings. There is low densit the south side. The road is on a bus love both road and neighbouring If by loss of daylight.

Policy restrictions

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

Physical constraints

The majority of the trees on the southern boundary of the site are protected by TPO's, as are several other trees on the site.

Suitablility summary

Limited potential for new development except replacement or redevelopment of existing 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.

Availability summary

This site is being promoted by Morris Property who are seeking approx 10 units on the site. Information gathered for the purposes of this study suggests, therefore, 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.

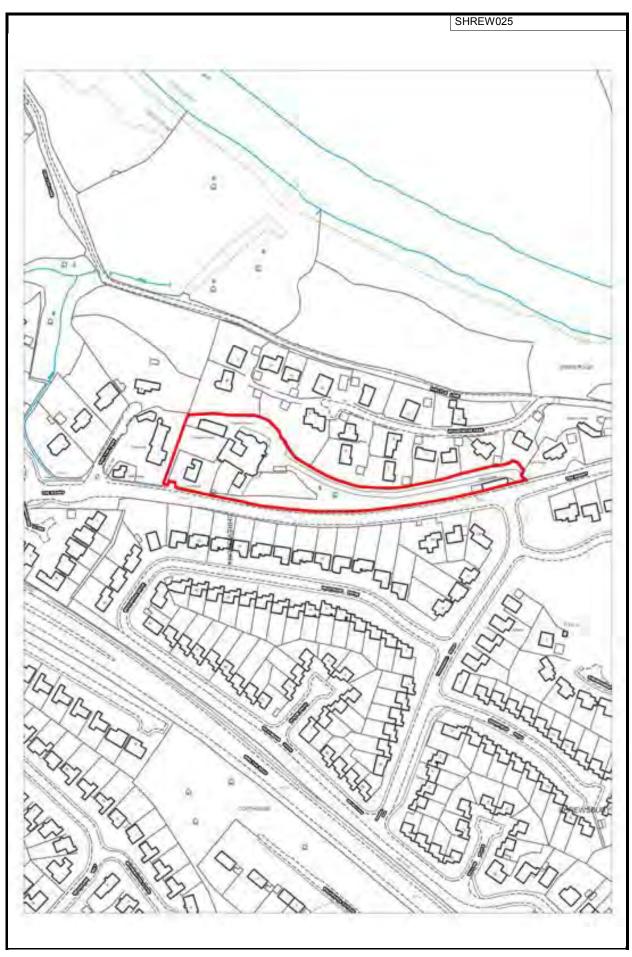
Achievability summary

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. The site is situated in an area with a strong housing market.

Conclusion

Limited potential for new development except replacement or redevelopment of existing dwellings. 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.

Final density:		Final suggeste	d yield:
	7.08		5.00



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SHREW029 Site Address	Shrewsbury		Site Area (ha)	Former Local Authority
Site Address	Sillewsbury		1.11	Shrewsbury and Atcham
		Type of site	1	
Sutton Grange Nurseries	S	Mixed		
Current/previous lar	nduse	Planning sta	atus	
Jnknown		Not Known		
Description of site		1		
	oted Local Plan and part of the site, SFRA Level 2. It i			the development boundary. Flood
	,		3	
Physical constraints	3			
The site is only likely to b	nedium landścape sensitiv	, ,		lopment - the nursery site to the launsell Transport Study states
east. Identified as high/n possible residential deve	elopment.			

Availability summary

The lower half of the site is being promoted by Hockenhalls as part of a wider site to the south and east. Due to the infrastructure layout, the town of Shrewsbury is very accessible from all sides and has good rail and public transport links. The housing market in Shrewsbury is strong and demand is also very high; therefore housing in this location would be considered achievable.

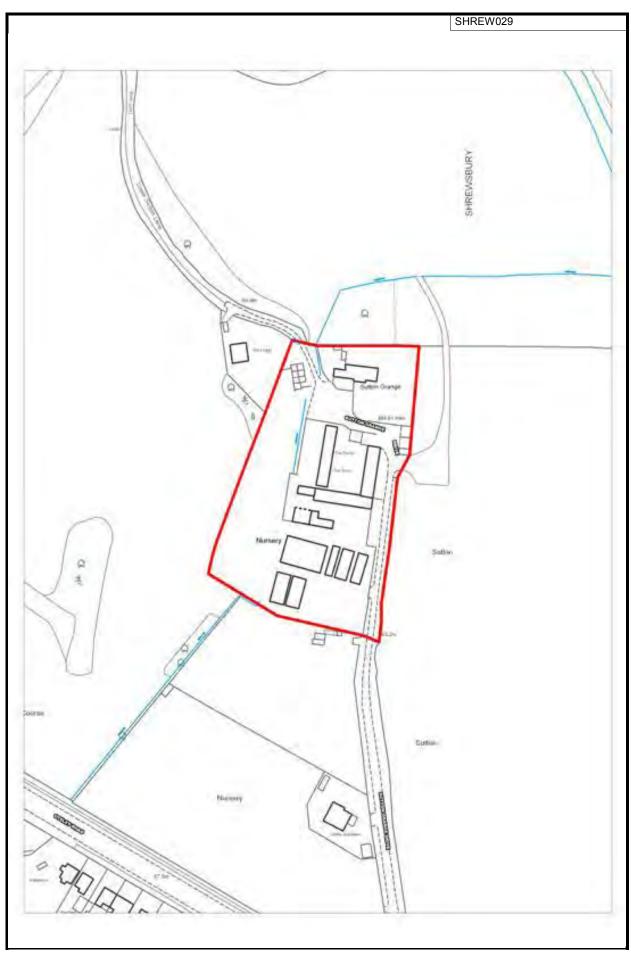
Achievability summary

The site is currently being promoted on behalf on the landowners. The site is situated in an area with a strong housing market. It is assumed that the land is uncontaminated due to its longstanding use as a plant nursery. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development. This site is classified as being of 'high/medium' landscape sensitivity, and proposals for development should consider this.

Conclusion

This site is considered suitable for potential future 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 suggested	d yield:
	9.04		10.00



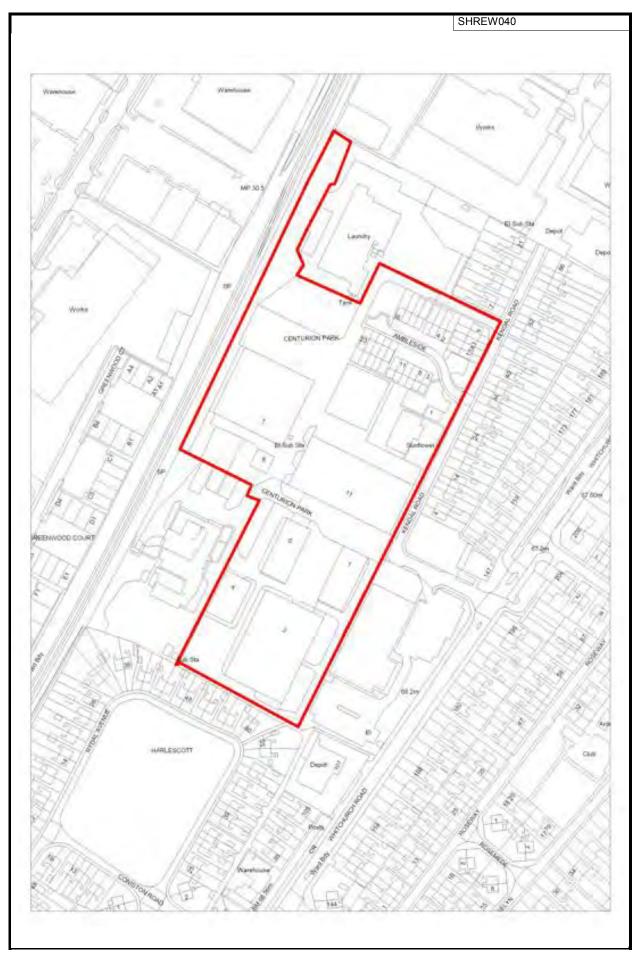
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	Settlement		Site Area (ha	-	
SHREW031/R	Shrewsbury		1.11	Shrewsbury and Atcham	
Site Address		Type of site			
Site off Holdgate Drive, Fe		Greenfield			
Current/previous landuse			Planning status		
Inknown Description of site		Not Known			
he site forms a narrow str undorne Road to the sout ough pasture with a matur lanting of trees which serv	h and a medium density e oak tree in the centre o es as a buffer from traffi ld Brook runs on the nor	residential estate to the of the site. The eastern ic noise from the A49.	ne west. The site n boundary consi Site is visually co	n the A49 by-pass on the east, contains established scrub land and sts of a embankment and screen ontained by the landscaped ay have ecological value. A suitable	
Policy restrictions /ithin settlement boundary	00. 1 11. 05. 1				
	•				
Physical constraints					
SFRA has identified the no				site may constrain final yield. The	
	ow sensitivity and high-m	nedium housing use ca	pacity. Shrewsb	efield Brook. Landscape Study ury is a major settlement and as such	
has a good range of faciliti	ow sensitivity and high-m	nedium housing use ca	pacity. Shrewsb		
has a good range of faciliti Availability summary Information gathered for th	ow sensitivity and high-mes and services associated aso	nedium housing use cated with a town centre	apacity. Shrewsboof its size.		
Availability summary Information gathered for the forward for development. To promoted by a developer/ Information gathered for the forward for developer forward	e purposes of this study here are no legal or own andowner for the purpose	suggests that there is sership problems which sees of this study.	confidence in the could limit deve	ury is a major settlement and as such	
Availability summary Information gathered for the forward for development. To promoted by a developer/ lassumed that the land is uncrease the sustainability Conclusion This site is considered to head to head the summary.	e purposes of this study here are no legal or own andowner for the purpose of any development.	suggests that there is lership problems which ees of this study.	confidence in the could limit development and public to that the site h	e site being available and coming elopment here and the site has been	
Availability summary Information gathered for the orward for development. To oromoted by a developer/ lassumed that the land is uncrease the sustainability Conclusion This site is considered to he hought possible this site or facility.	e purposes of this study here are no legal or own andowner for the purpose of any development.	suggests that there is lership problems which ees of this study.	confidence in the could limit development and public to that the site h	e site being available and coming dopment here and the site has been ership problems or issues. It is ransport infrastructure incorporated to has been actively promoted, it is	



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Site ref	Settlement		Site Area (ha)	Former Local Authority	
SHREW040	Shrewsbury		3.90	Shrewsbury and Atcham	
Site Address	1	Type of s	ite		
S.C.R. Retail System	ns, Kendal Road	Brownfield			
Current/previous landuse		Planning	Planning status		
Unknown		Not Known			
Description of sit					
units and part of the s		24 houses, commun		t, a part of the site is small business Start dentist. The units are part	
Policy restrictions					
Local Plan Policies H	IS1/HS2).	·		ect to satisfying relevant criteria	
Physical constrai					
rotential contamination	on from previous uses.				
	or redevelopment for a mix of		undermining the eme	erging LDF employment strategy. The	
	location for development and restrictions or physical limita			nable, mixed communities. The site	
has no known policy Availability summ Availability is not con	restrictions or physical limita nary firmed but the site was in the	tions that would limit	development.		
has no known policy	nary firmed but the site was in the rt to medium term.	tions that would limit	development.	nable, mixed communities. The site	
Availability summ Availability is not con availability in the sho Achievability sum From the information from the information	nary firmed but the site was in the rt to medium term.	e last Urban Housing at there is a reasonaed that the site is eco	Capacity Study and to	nable, mixed communities. The site	
Availability summa Availability is not con availability in the should be availability in the should be available from the information from the information complete and sell the Conclusion. The site is suitable for the site is suitable for the information complete and sell the Conclusion.	nary firmed but the site was in the rt to medium term. mmary available, it is considered th available it is also considered the housing in this area is good or redevelopment for a mix of	e last Urban Housing at there is a reasona that the site is eco	Capacity Study and to	here is a reasonable prospect of	
Availability summa Availability is not con availability in the should be availability in the should be available from the information from the information complete and sell the Conclusion. The site is suitable for the site is suitable for the information complete and sell the Conclusion.	nary firmed but the site was in the rt to medium term. mmary available, it is considered th available it is also considered thousing in this area is good	e last Urban Housing at there is a reasona that the site is eco	Capacity Study and to	there is a reasonable prospect of sing will be delivered on the site. the capacity of the developer to	
Availability summa Availability is not concavailability in the should be a suitable for the site is suitable for the site	nary firmed but the site was in the rt to medium term. mmary available, it is considered the available it is also considered the housing in this area is good or redevelopment for a mix of hort to medium term.	e last Urban Housing at there is a reasona that the site is eco	development. Capacity Study and the development of the prospect that hou nomically viable and undermining the emergence of the development.	there is a reasonable prospect of sing will be delivered on the site. the capacity of the developer to	



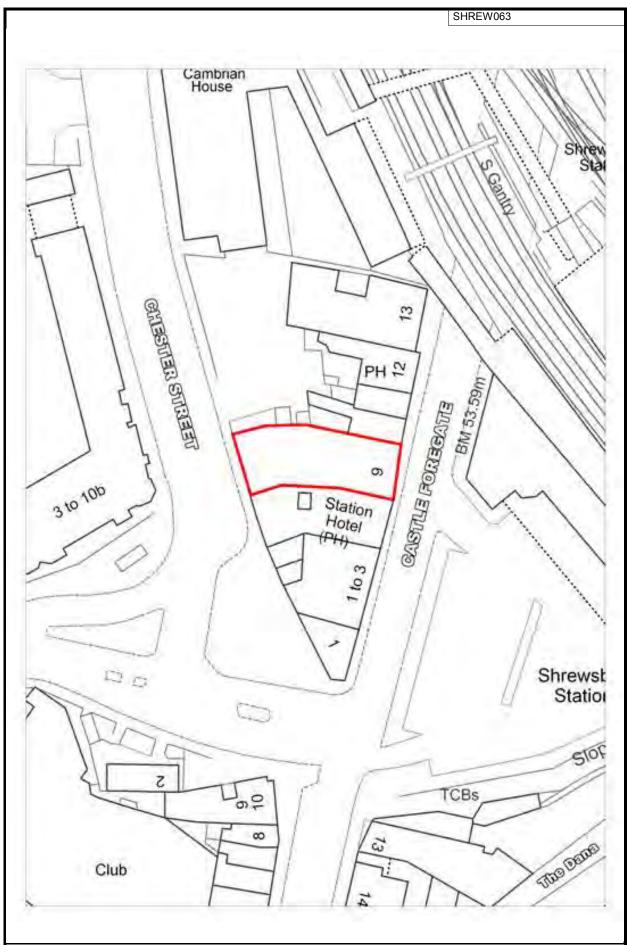
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Site ref	Settlement		Site Area (ha	Former Local Authority
SHREW058	Shrewsbury		0.21	Shrewsbury and Atcham
Site Address		Type of sit	te	<u> </u>
Former Driving Test C	Centre, Bell Lane	Brownfield	- -	
Current/previous I		Planning s	etatue	
Jnknown	anduse	Not Known	status	
Description of site		rtocranown		
•		parking area. Site is s	surrounded by 2 sto	rey residential, some garages and th
Policy restrictions				
Local Plan Policies HS	S1/HS2).			ect to satisfying relevant criteria consider potential impact upon the
Physical constrain				
Proximity to railway lin	e (residential amenity).			
	iry available, the site is conside	red suitable for housi	na develonment. Th	
		of sustainable, mixed		e site offers a suitable location for site has no known policy restrictions
or physical limitations Availability summa Information gathered of the summation of the s	ary for the purposes of this stud	of sustainable, mixed nt. y suggests that there reship problems whi	communities. The	
Availability summa Information gathered to forward for development promoted by a development of the summer of the	ary for the purposes of this student. There are no legal or ow per/ landowner for the purposes of this student. There are no legal or ow per/ landowner for the purposes of this student. There are no legal or ow per/ landowner for the purposes of this student.	of sustainable, mixed nt. y suggests that there reship problems whises of this study.	is confidence in the ich could limit devel	site has no known policy restrictions
Availability summa Information gathered to forward for development of the promoted by a development of the information are the information are complete and sell the Conclusion The site is suitable for	ary for the purposes of this student. There are no legal or ow per/ landowner for the purposes of this student. There are no legal or ow per/ landowner for the purposes of this student. There are no legal or ow per/ landowner for the purpose was available, it is considered the available it is also considere housing in this area is good	y suggests that there reship problems whiteses of this study.	is confidence in the ich could limit devel	site has no known policy restrictions site being available and coming opment here and the site has been using will be delivered on the site.
Availability summa Information gathered forward for development of the promoted by a development of the information from the information complete and sell the	ary for the purposes of this student. There are no legal or ow per/ landowner for the purposes of this student. There are no legal or ow per/ landowner for the purposes of this student. There are no legal or ow per/ landowner for the purpose was available, it is considered the available it is also considere housing in this area is good	y suggests that there reship problems whiteses of this study.	is confidence in the ich could limit devel	site has no known policy restrictions site being available and coming opment here and the site has been using will be delivered on the site. the capacity of the developer to



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Site ref SHREW063	Settlement		Site Area (ha)	Former Local Authority
	Shrewsbury		0.03	Shrewsbury and Atcham
Site Address		Type of site		
Chronicle House - 6 Castle	Foregate	Brownfield		
Current/previous landu			atue	
Current/previous iandu Jnknown	3C	Planning st Not Known	atus	
Description of site	NOT KNOWN			
This three storey building is uses are commercial, and A	3 and A4. New high densi treet and Castle Foregate	ty residential is on t	he opposite side of	ommercial purposes. Surrounding f Chester Street. The site is located ion. A car park adjoins the site
Local Plan Policies HS1/HS	2). onservation Area, where o	•	. ,	ect to satisfying relevant criteria possible enhance the setting,
Physical constraints				
Located within Flood Zones	2 and 3a.			
or physical limitations that w suitable but would seek to re			n mealum density	
		e on ground noor.		еѕіценцаї цемеюрінені. Орреі пооі
Availabilitv summarv		e on ground noor.		еѕіценцаї цемеюрінені. Орреі поог
forward for development. The promoted by a developer/ la	purposes of this study su pere are no legal or owner	ggests that there is		site being available and coming pment here and the site has been
Information gathered for the forward for development. The promoted by a developer/ la	purposes of this study su here are no legal or owner ndowner for the purposes	ggests that there is ship problems whic of this study.	n could limit develo	site being available and coming personal there and the site has been
Information gathered for the forward for development. The promoted by a developer/ la Achievability summary	purposes of this study su here are no legal or owner ndowner for the purposes	ggests that there is ship problems whic of this study.	n could limit develo	site being available and coming
Information gathered for the forward for development. The promoted by a developer/land and the street and the site is suitable and developer.	purposes of this study su here are no legal or owner ndowner for the purposes	ggests that there is ship problems whic of this study.	n could limit develo	site being available and coming pment here and the site has been
Information gathered for the forward for development. The promoted by a developer/landary and the site is suitable and developer. Conclusion	purposes of this study su lere are no legal or owner ndowner for the purposes ole, it is considered that the lopment is being actively	ggests that there is ship problems whic of this study.	r could limit develo	site being available and coming pment here and the site has been sing will be delivered on the site as
Information gathered for the forward for development. The promoted by a developer/landary and the site is suitable and developer the site is suitable and developer.	purposes of this study su lere are no legal or owner ndowner for the purposes ole, it is considered that the lopment is being actively	ggests that there is ship problems whic of this study.	r could limit develo	site being available and coming pment here and the site has been sing will be delivered on the site as
Information gathered for the forward for development. The promoted by a developer/landard and the site is suitable and developer. Conclusion	purposes of this study su lere are no legal or owner ndowner for the purposes ole, it is considered that the lopment is being actively	ggests that there is ship problems which of this study. There is a reasonable promoted.	prospect that house	site being available and coming pment here and the site has been sing will be delivered on the site as



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Site ref	Settlement		Site Area (ha)	Former Local Authority	
SHREW065	Shrewsbury		2.03	Shrewsbury and Atcham	
Site Address		Type of	site	-1	
Land at Ingleby Way		Greenfield			
Current/previous	anduse	Planning	g status		
Jnknown		Not Knowr	wn		
Description of site)				
area of land was origing been proposed for res	nally allocated as part of the	proposed North We	est relief road, and form for the relief road, and is	d dwellings on edge of town. The led part of a larger site which had s expected to be declared surplus to ion.	

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

The area of land was originally allocated as part of the proposed North West relief road, and formed part of a larger site which had been proposed for residential development. Land no longer required for the relief road, and is expected to be declared surplus to the County Councils requirements in the near future.

Physical constraints

A number of mature trees exist on the site.

Suitablility 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. The site is suitable for redevelopment for medium to low density residential

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.

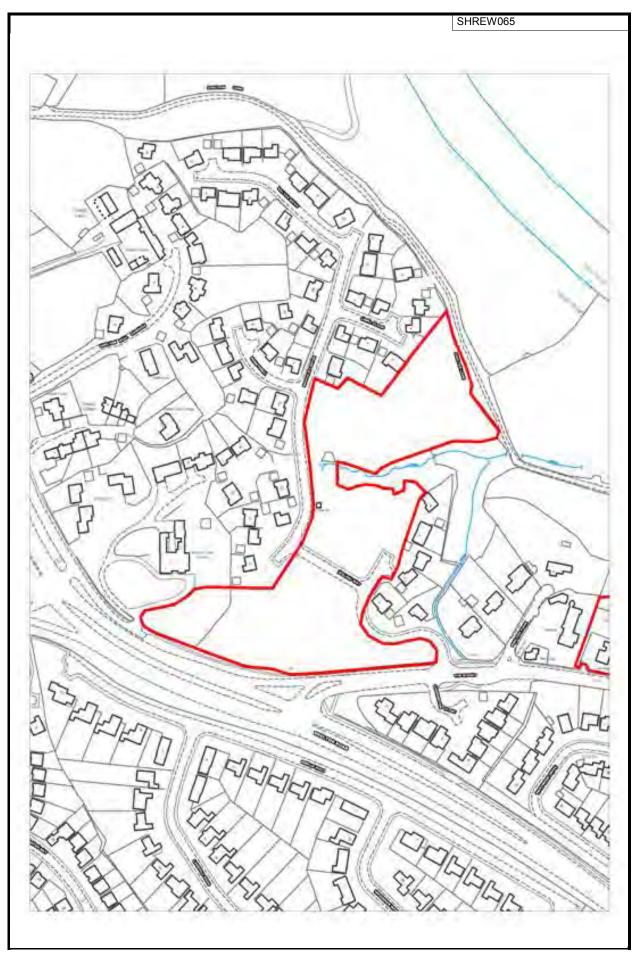
Achievability summary

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

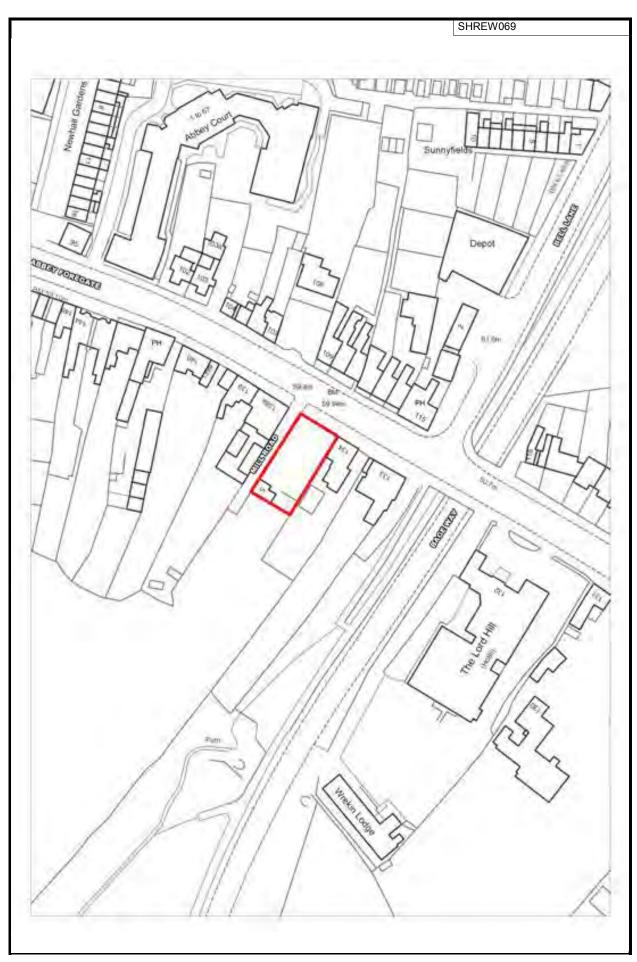
The site is suitable for residential uses subject to confirmation of surplus by SCC. Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.

Final density:	Final suggeste	ed yield:
27.0	09	55.00



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Site ref	Settlement		Site Area (ha) Former Local Authority	
SHREW069	Shrewsbury		0.05	Shrewsbury and Atcham	
Site Address		Type of s	site		
and off Mill Road, Abl	pey Foregate	Greenfield	· · · ·		
Current/previous la		Planning	Planning status		
Jnknown	indusc	Not Known	Julius		
Description of site					
The site is within the Sh centre. Surrounding us	es are residential, commer es down towards the Rea I	cial and employmen	t. The site can only b	road leading to and from the town e accessed via Mill Road off Abbey shed trees bordering the site whilst th	
Policy restrictions					
Mitnin Shrewsbury setti Local Plan Policies HS		esidentiai developm	ent is acceptable sub	ject to satisfying relevant criteria	
Physical constraint The lower half of the sit located within Flood Zo	e is located within Flood Z	one 3b as identified	in the Phase 1 SFRA	a. The northern part of the site is	
Suitablility summa	ту				
, ,	limitations that would limit	иечеюрители.			
forward for developme	or the purposes of this stud	nership problems w		e site being available and coming lopment here and the site has been	
Achievability sumn					
The site is situated in a the site can be achieved	in area with a strong housi id and public transport infra	ng market, and there astructure incorporat	e are no known owne ed to increase the su	rship problems or issues. Access to stainability of any development.	
				study. Due to fact that the site has	
	J, it is thought possible this				
	Fina	I density:	Fina	al suggested yield:	
	- 1110		698.11	33.00	



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Site ref	Settlement		Site Area (ha)	Former Local Authority
SHREW070	Shrewsbury		0.94	Shrewsbury and Atcham
Site Address		Type of site	1	
Land off Corporation	Lane	Mixed		
Current/previous	landuse	Planning sta	atus	
Unknown		Not Known		
Description of site	<u> </u>	I		

The site is on the edge of the urban area of Shrewsbury and forms part of former railway sidings. The area consists of uneven ground levels and is a planted and regenerated area. There is low density residential to the south, the Chester railway line on the east, and open countryside to the east and north. A track leading to the converted signal box runs northward through the site. Access could be gained from Nursery meadows, though the suitability for increased traffic through the narrow section of Corporation Lane and off Ellesmere Road maybe questionable. A bus route runs down Coton Crescent and the site is within walking distance of the town centre.

Policy restrictions

argely within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). The northern section (which includes the converted signal box) falls outside of the development boundary.

Physical constraints

The part of the site located within the development boundary was the subject of a planting scheme to make up for the loss of LNC7 protected land from the previous residential development.

Suitablility summary

The site is considered suitable for development except for the LNC7 land. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.

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.

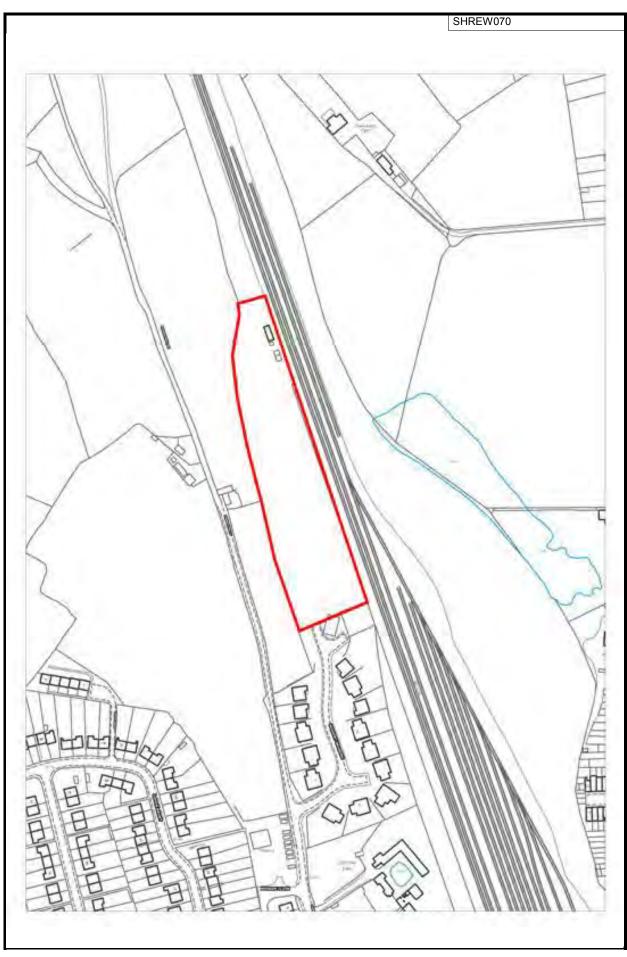
Achievability summary

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

Site suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings. 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.

Final density:		Final suggeste	d yield:
	15.93		15.00



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Site ref	Settlement	Settlement		Former Local Authority
SHREW071/R	Shrewsbury		1.53	Shrewsbury and Atcham
Site Address		Type of si	te	
Royal Shrewsbury Ho	spital North	Brownfield		
Current/previous	landuse	Planning	status	
Unknown		Not Known		
Description of site)	-		
	Hospital, Gains Park reside			ounds. Surrounding uses compris letached) and local retail. A large

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.

Development brief 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

Site is promoted and confirmed as available by Secretary for State for Health / NHS Estates (via Lambert Smith Hampton)

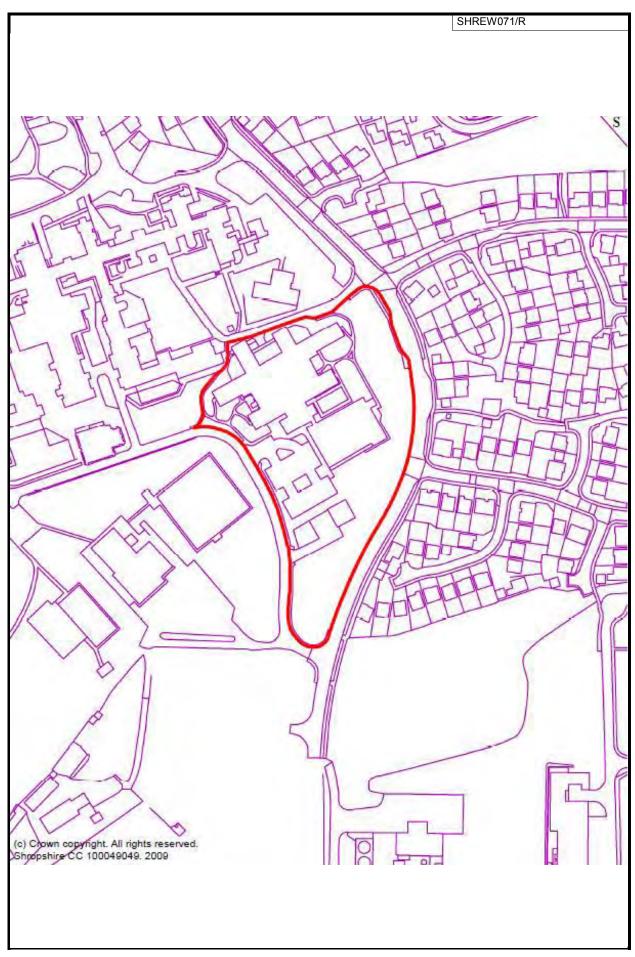
Achievability summary

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

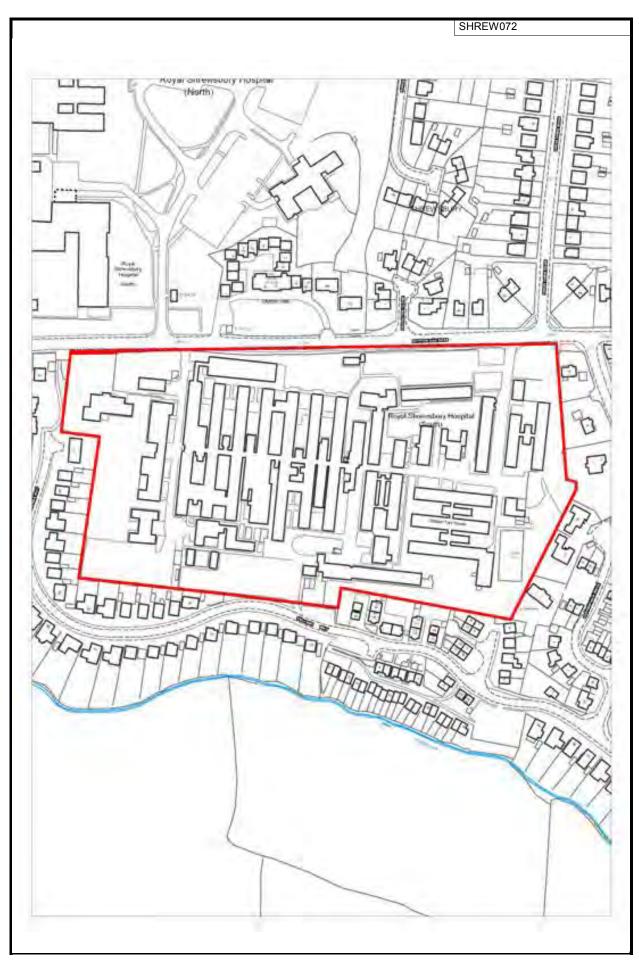
The site is suitable for medium density residential development in accordance with the adopted planning brief, subject to ensuring the policy tests of LNC4 are met, and likely to come forward within the short to medium term.

Final density:		Final suggeste	d yield:
	42.58		65.00



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Site ref	Settlement		Site Area (ha)	Former Local Authority		
SHREW072	Shrewsbury		3.16	Shrewsbury and Atcham		
Site Address	1	Type of sit	ie	1		
RSH Hospital (South) Mytte	on Oak Road	Brownfield				
Current/previous landuse		Planning	Planning status			
C2 Residential institutions			Pre-application discussion			
Description of site			. To application discussion.			
				ngle storey poor quality buildings and 2 storey emi-detached houses		
Policy restrictions						
Local Plan Policies HS1/HS The overall site is covered by the value), housing (a) and proposition of Greens Development brief for site possible contamination for	by a number of a posed community pace. repared in 2003.		al plan including gree	enspace (some with recreational		
Suitablility summary						
				oment and would contribute to the visical limitations that would limit		
creation of sustainable, mix development.						
creation of sustainable, mix development.	ked communities		icy restrictions or phy			
Availability summary Promoted by English Partn	erships and a de	. The site has no known pol	icy restrictions or phy			
Availability summary Promoted by English Partn Achievability summary From the information availability summary	erships and a de	velopment partner has beer red that there is a reasonab sidered that the site is econ	n procured.			
Availability summary Promoted by English Partn Achievability summary From the information availate from the information availate complete and sell the house Conclusion The site is a local plan allo	erships and a de	velopment partner has been red that there is a reasonab sidered that the site is econs good.	n procured.	sing will be delivered on the site. he capacity of the developer to		
Availability summary Promoted by English Partn Achievability summary From the information availa From the information availa complete and sell the hous Conclusion	erships and a de	velopment partner has been red that there is a reasonab sidered that the site is econs good.	n procured.	sing will be delivered on the site. he capacity of the developer to		
Availability summary Promoted by English Partn Achievability summary From the information availate from the information availate complete and sell the house Conclusion The site is a local plan allo	erships and a de	velopment partner has been red that there is a reasonab sidered that the site is econs good.	n procured. le prospect that hous omically viable and t	sing will be delivered on the site.		



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