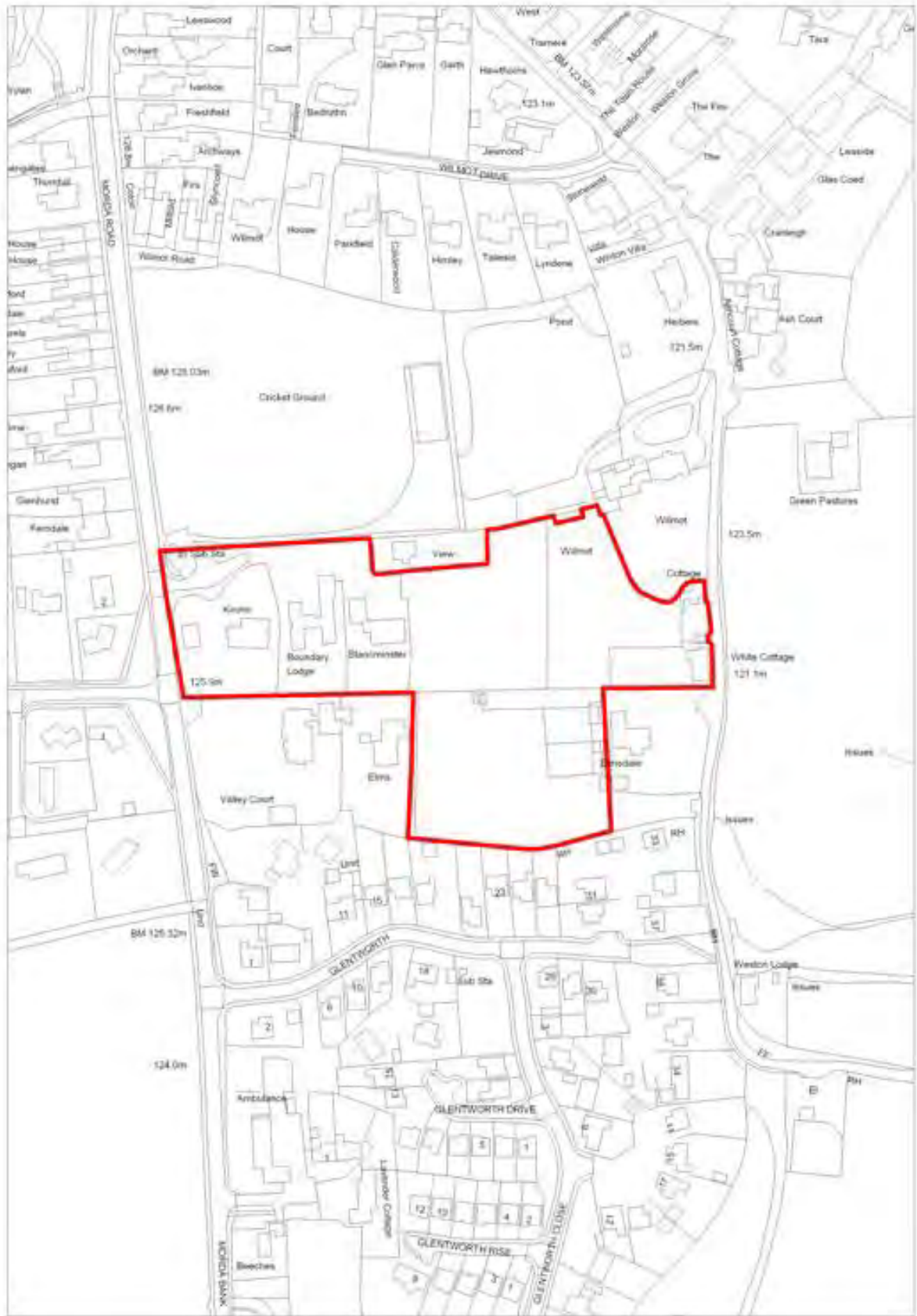


Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW013	Oswestry	0.96	Oswestry
Site Address		Type of site	
Adj. Cricket Ground Morda Road		Greenfield	
Current/previous landuse		Planning status	
Mixed		Allocation (housing)	
Description of site			
<p>Physically enclosed flat site set within an established residential area to the south of the town. A recent low density development of large individually designed properties adjoins the site. The site comprises two distinct parts. Northern part is in domestic/garden use associated Plas Wilmot (adjacent residential property). Southern part is a paddock, with access off Weston Lane. Some mature trees on established hedgerow boundaries. No visible on site constraints.</p>			
Policy restrictions			
<p>Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough. Site represents remaining part of a larger area of land allocated for housing in the Local Plan. The site was specifically allocated for the development at a very low density.</p>			
Physical constraints			
None.			
Suitability summary			
<p>Allocated housing site within settlement development boundary. <input type="checkbox"/> From the information available, therefore, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.</p>			
Availability summary			
<p>Due to fact that the site has been actively promoted in the past and is an allocation, it is thought possible this site could come forward for development within the next few years.</p>			
Achievability summary			
<p><input type="checkbox"/> 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>Allocated housing site within settlement development boundary. Due to fact that the site has been actively promoted in the past and is an allocation, it is thought possible this site could come forward for development within the next 5 years of the plan.</p>			
		Final density:	Final suggested yield:
		25.93	25.00

OSW013



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Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW014	Oswestry	0.29	Oswestry
Site Address		Type of site	
Arthurs of Oswestry, Lower Brook Street		Brownfield	
Current/previous landuse		Planning status	
Car dealership		No planning status	
Description of site			
Site comprises an existing car dealership on the edge of the town centre fronting on to Lower Brook Street. All associated buildings are modern. Wynstay Hotel to the north and commercial property to the west. Religious meeting place of poor quality design on eastern corner of site. Access off Lower Brook Street.			
Policy restrictions			
Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough. The site is located within a Conservation Area, where development should safeguard and if possible enhance the setting, appearance or character of the area.			
Physical constraints			
None.			
Suitability summary			
Subject to relocating the existing business, the site would provide a suitable redevelopment opportunity for housing close to Oswestry town centre. Scope for higher density development to reflect location. 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			
<input type="checkbox"/> 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 to the Council previously or for the purposes of this study.			
Achievability summary			
<input type="checkbox"/> 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			
Site is suitable subject to the relocation of the existing business. Therefore it is thought possible this site could come forward within the next 5 year time frame.			
		Final density:	Final suggested yield:
		85.18	25.00

OSW014



Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW015	Oswestry	0.07	Oswestry
Site Address		Type of site	
Former Cambrian Railway Social Club, Gobowen Road		Brownfield	
Current/previous landuse		Planning status	
Social Club		No planning status	
Description of site			
Site of former Cambrian Railway Social Club, now demolished and in process of being cleared prior to redevelopment. Site fronts Gobowen Road on its approach into the town centre. Existing terrace of 2 storey properties adjoins site on west boundary. Small 1980's residential development to rear. Vehicular access off Cambrian Drive.			
Policy restrictions			
Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.			
Physical constraints			
None.			
Suitability summary			
A small site suitable for redevelopment within easy walking distance of Oswestry town centre. <input type="checkbox"/> 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			
<input type="checkbox"/> 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 to the Council previously or for the purposes of this study.			
Achievability summary			
<input type="checkbox"/> 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 considered suitable for development and as the site has been subject to recent planning application, this would suggest that the site could come forward within the next 5 year time frame.			
Final density:		Final suggested yield:	
68.65		5.00	

OSW015



Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW016	Oswestry	0.06	Oswestry
Site Address		Type of site	
Wholesale Meatsale, Willow Street		Brownfield	
Current/previous landuse		Planning status	
A1 Shops		No planning status	
Description of site			
Small site comprising former Wholesale Meatsale premises, which are now vacant. Narrow site with a frontage at either end on to Willow Street and Oak Street. Typical edge of town centre location surrounded by a mix of residential, commercial and other uses.			
Policy restrictions			
Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.			
Physical constraints			
Narrow site dictates layout options, but scope for access off both Willow Street and Oak Street.			
Suitability summary			
Redevelopment opportunity close to Oswestry town centre. <input type="checkbox"/> 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			
<input type="checkbox"/> 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 to the Council previously or for the purposes of this study.			
Achievability summary			
<input type="checkbox"/> 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 considered suitable for development and as the site has been subject to recent enquiries, this would suggest that the site could come forward within the next 5 year time frame.			
		Final density:	Final suggested yield:
		79.47	5.00

OSW016



Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW017	Oswestry	0.12	Oswestry
Site Address		Type of site	
Former Play Area, Old Fort Road		Brownfield	
Current/previous landuse		Planning status	
Former play area		Pre-application discussion	
Description of site			
Small disused former play area to the rear of Old Fort Road. Site is vacant and becoming overgrown. Local authority housing to east and south. Woodside School to west. Playing field to north. Single track access between existing housing off Old Fort Road. Adjacent school is at a higher level and overlooks site.			
Policy restrictions			
Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough. Loss of recreation facilities and amenity space, but the site has been identified as surplus to requirements.			
Physical constraints			
Single track access between existing housing off Old Fort Road.			
Suitability summary			
Subject to highway access issues, the site would offer a small redevelopment opportunity suited to the provision of affordable housing. <input type="checkbox"/> 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			
<input type="checkbox"/> 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 subject to recent provisional enquiries.			
Achievability summary			
<input type="checkbox"/> 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 considered suitable for development and as the site has been subject to recent enquiries, this would suggest that the site could come forward within the next 5 year time frame.			
Final density:		Final suggested yield:	
42.09		5.00	

OSW017



Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW018	Oswestry	0.36	Oswestry
Site Address		Type of site	
Llys Hill, Middleton Road		Brownfield	
Current/previous landuse		Planning status	
Residential		Pre-application discussion	
Description of site			
Llys Hill is a detached property standing in large grounds, accessed via a private drive off Middleton Road. Site is set back from Middleton Road behind a nursing home which adjoins the access drive to the west. The site is surrounded by residential development on all sides. Trees on property boundary. Property at the rear of the site. Garden laid to lawn.			
Policy restrictions			
Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.			
Physical constraints			
Visibility from existing access drive is restricted across the frontage of the adjoining nursing home. Highway Authority unresponsive of any residential development being served by the existing access without significant improvements being made.			
Suitability summary			
Site lies within the settlement development boundary within an established residential area. The site has development potential, subject to the provision of a suitable highway access improvement to meet the requirements of the Local Highway Authority.			
Availability summary			
<input type="checkbox"/> 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 to the Council previously or for the purposes of this study.			
Achievability summary			
<input type="checkbox"/> 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			
Subject to further discussions regarding the direction of development (i.e. 3 large dwellings or series of smaller ones) and the highways issue, this site could be appropriate for development. The site has been placed in the latter part of five year period due to uncertainty and relocation of nursery.			
		Final density:	Final suggested yield:
		27.51	10.00

OSW018



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Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW020	Oswestry	0.40	Oswestry
Site Address		Type of site	
Land rear of Llwyn Cottage, Llwyn Road		Greenfield	
Current/previous landuse		Planning status	
Undefined		No planning status	
Description of site			
Overgrown area of vacant land situated to the rear of Llwyn Cottage which would appear to have no previous use. It does not form part of the existing garden to Llwyn Cottage, neither does it perform any open space function. The site is elevated above Llwyn Road. The Coppice, a wooded area of higher ground contains the site to the north. Residential development to the south. Some trees along southern boundary.			
Policy restrictions			
Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.			
Physical constraints			
Site is effectively landlocked.			
Suitability summary			
Site lies within the settlement development boundary. A possible development opportunity could present itself if Llwyn Cottage became available and a suitable highway access, to meet the requirements of the Local Highway Authority, could be achieved off Llwyn Road.			
Availability summary			
Information has been gathered for the purposes of this study to suggest 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 to the Council previously or for the purposes of this study.			
Achievability summary			
<input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site at some point in the future. From the information available it is also considered that the site is economically viable and the capacity of a developer to complete and sell the housing in this area is good.			
Conclusion			
The site is suitable for development subject to overcoming access constraints. Due to the fact that the site has been promoted by a speculative developer rather than the landowner, it is considered likely that although the site might be available, it is not confirmed and to reflect this we have suggested it might not come forward until the second 5 year time frame.			
		Final density:	Final suggested yield:
		32.68	13.00

OSW020



Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW029	Oswestry	0.99	Oswestry
Site Address		Type of site	
Oswestry Leisure Centre, College Road		Brownfield	
Current/previous landuse		Planning status	
Leisure Centre		No planning status	
Description of site			
Site comprises the existing Oswestry Leisure Centre with access off College Road. Main building is set back to the rear of the site with associated car parking to the front. Residential development to north and west. Walford and North Shropshire College adjoins the site to the south. Open land to the rear.			
Policy restrictions			
Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.			
Physical constraints			
The existing leisure centre has come to the end of its lifespan. Planning permission has been granted for the development of a new replacement facility (Oswald Park) on land off Shrewsbury Road, to the rear of the college. Development is due to commence in early 2009 with an 18 month construction period. On completion on the new facility, the existing site will become available for redevelopment.			
Suitability summary			
The site would provide a suitable brownfield redevelopment opportunity for housing. Alternatively, if required, it could be utilised for the further expansion of Walford and North Shropshire college. 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			
It is anticipated that the site will become available sometime in 2011, following the completion of the replacement facility.			
Achievability summary			
<input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of a developer to complete and sell the housing in this area is good.			
Conclusion			
The site represents a sustainable location for housing within the settlement boundary, and will become available once the leisure centre has relocated. <input type="checkbox"/> 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 suggested yield:
		39.39	39.00

OSW029



Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW033	Oswestry	0.85	Oswestry
Site Address		Type of site	
Council Depot, Alexandra Road		Brownfield	
Current/previous landuse		Planning status	
Council Depot		No planning status	
Description of site			
Existing Council Depot, still in use, but likely to become surplus to requirements in due course. Site contains a number of single storey buildings in different uses (offices, vehicle maintenance, storage). Site is bounded on all sides by existing residential development. Highway access off both Alexandra Road and Ash Road. Within walking distance of town centre.			
Policy restrictions			
Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.			
Physical constraints			
The Lake Vyrnwy to Liverpool water supply pipeline runs through the site (3.66m Easement each side of the pipeline).			
Suitability summary			
The site provides a suitable Brownfield redevelopment opportunity for housing within an established residential area in walking distance of the town centre. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.			
Availability summary			
Those Council services which currently operate from the site are due to relocate to other sites over the course of the next 12 -18 months. It will then become available for redevelopment. <input type="checkbox"/> 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.			
Achievability summary			
<input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of a developer to complete and sell the housing in this area is good.			
Conclusion			
The site provides a suitable Brownfield redevelopment opportunity for housing within an established residential area and will become available once Council services have relocated within the next 12-18 months.			
		Final density:	Final suggested yield:
		43.38	37.00

OSW033



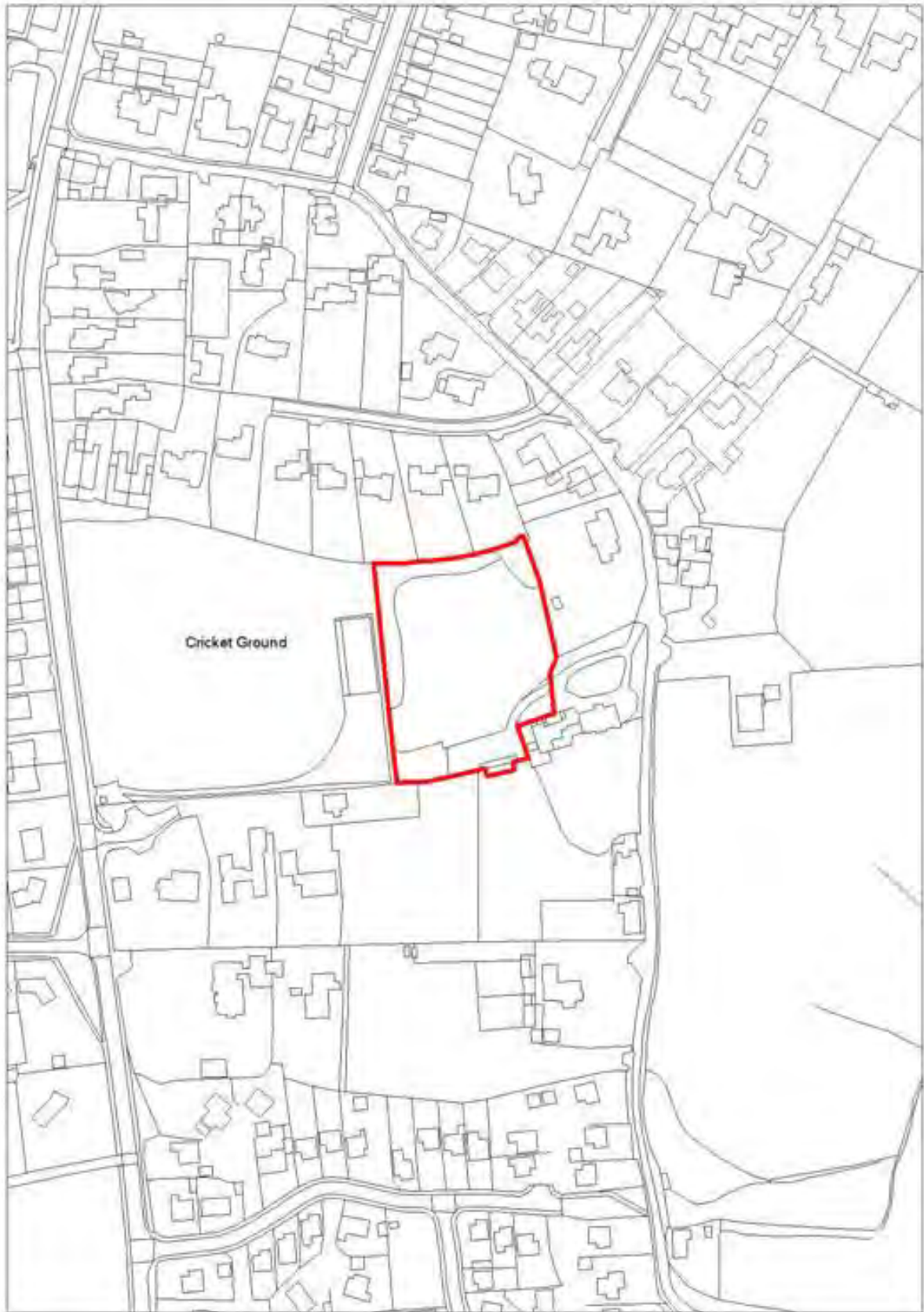
Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW042	Oswestry	5.96	Oswestry
Site Address		Type of site	
Richard Burbidge site, Whittington Road		Brownfield	
Current/previous landuse		Planning status	
Factory and warehousing		Pre-application discussion	
Description of site			
<p>Large Brownfield site situated within the built up area, north east of the town centre. Site is currently in manufacturing use (wood products/timber merchants) and comprises two parts, located on either side of Unicorn Road. The smaller site, east of Unicorn Road, is flat and contains the main factory premises. The larger site, west of Unicorn Road contains large areas of warehousing, storage and car parking. This is largely flat, but falls at its eastern end down to Unicorn Road. Areas of modern suburban housing are located to the south and east. There is some Victorian terraced housing to the north. The south western end of the larger site is occupied by the former Cambrian Railway Works. The railway, currently disused, runs along the northern boundary of the site. Shelf Bank, a landmark area of open space is located to the south. The larger site is well screened along its southern and eastern boundaries and has three existing access points. Land north of the site, fronting Gobowen Road, is currently being</p>			
Policy restrictions			
<p>Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.</p> <p>There will be a loss of manufacturing/employment land but the uses will be relocating, using the development of this site to facilitate a relocation to a new, more suitable site.</p>			
Physical constraints			
None.			
Suitability summary			
<p>The site would offer a suitable Brownfield redevelopment opportunity for a range of uses, including housing. 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><input type="checkbox"/> 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 to the Council through pre-application enquiries.</p>			
Achievability summary			
<p>This site is achievable subject to the manufacturing uses being able to relocate viably to a new location. <input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site at the current time, subject to the manufacturing uses being able to relocate successfully to a new location.</p>			
Conclusion			
<p>The site would offer a suitable Brownfield redevelopment opportunity for a range of uses, including housing. There is developer interest in a mixed use scheme, although this may predominantly be for retail/leisure uses. The site has therefore been placed within the second five year time period.</p>			
		Final density:	Final suggested yield:
		30.20	180.00

OSW042



Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW054	Oswestry	0.65	Oswestry
Site Address		Type of site	
Land at Plas Wilmot, Weston Lane		Greenfield	
Current/previous landuse		Planning status	
Undefined		No planning status	
Description of site			
Flat, regular shaped parcel of ground associated with Plas Wilmot, a large detached property set in substantial grounds, within an established residential area. Site is bounded by Oswestry Cricket Club to the west and residential development to the north. Grounds of Plas Wilmot to the east and south. Site comprises rough grassland and is physically enclosed with mature trees. Pond in north eastern corner. Access from Plas Wilmot.			
Policy restrictions			
Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.			
Physical constraints			
New / improved access to serve site would be required from Weston Lane.			
Suitability summary			
The site is considered suitable for housing development at a density compatible with the character of the surrounding residential area. Any proposal would need to maintain the setting of Plas Wilmot and be capable of being served by a new or improved access off Weston Lane. Scope for site to be considered independently, or in conjunction with northern part of site OSW013 to south.			
Availability summary			
<input type="checkbox"/> 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 to the Council previously or for the purposes of this study.			
Achievability summary			
<input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of a developer to complete and sell the housing in this area is good.			
Conclusion			
The site is considered suitable for housing development at a density compatible with the character of the surrounding residential area. <input type="checkbox"/> Due to the nature of the site and the fact that it has been actively promoted in the last UHCS, it is thought possible this site could come forward within the next 5 year time frame.			
		Final density:	Final suggested yield:
		29.38	19.00

OSW054



Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW055	Oswestry	0.07	Oswestry
Site Address		Type of site	
Roy Evans Garage, Oak Street		Brownfield	
Current/previous landuse		Planning status	
Garage		No planning status	
Description of site			
Small site with building and yard now used only for car storage by car dealership. Building is of poor quality. Site is located within an established residential area close to the town centre. Adjoining plots have been redeveloped for housing.			
Policy restrictions			
Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.			
Physical constraints			
None.			
Suitability summary			
The site would provide a suitable Brownfield redevelopment opportunity for housing, within close proximity of the town centre. 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			
<input type="checkbox"/> 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 to the Council previously or for the purposes of this study.			
Achievability summary			
<input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of a developer to complete and sell the housing in this area is good.			
Conclusion			
The site would provide a suitable Brownfield redevelopment opportunity for housing, within close proximity of the town centre. <input type="checkbox"/> Due to the nature of the site and the fact that it has been actively promoted in the last UHCS, it is thought possible this site could come forward within the next 5 year time frame.			
		Final density:	Final suggested yield:
		67.64	5.00

OSW055



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Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW056	Oswestry	1.86	Oswestry
Site Address		Type of site	
JT Hughes / Guttercrest, Victoria Road		Brownfield	
Current/previous landuse		Planning status	
Car dealership and factory		Pre-application discussion	
Description of site			
<p>Site comprises an existing car dealership and adjoining factory premises located at the junction of Victoria Road and Salop Road. It falls within an area of mixed uses off a main approach into the town. It is within reasonable walking distance of the town centre. Site is bounded by residential development to the west and the town cemetery to the south and east. An adult training centre and a small terrace of residential properties are located opposite the site on Victoria Road. There is a screen of existing trees along the boundary with the cemetery. The factory premises are located on the western boundary of the site close to the adjoining housing. The car dealership comprises three main buildings with car display place to the front and a large car storage compound to the rear. Both businesses have their own access off Victoria Road. Stone wall and screen of trees along southern boundary with cemetery.</p>			
Policy restrictions			
<p>Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.</p>			
Physical constraints			
None.			
Suitability summary			
<p>The site would provide a suitable Brownfield redevelopment opportunity for a range of uses, including housing, with good proximity to the town centre. 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><input type="checkbox"/> 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 to the Council previously or for the purposes of this study.</p>			
Achievability summary			
<p><input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of a developer to complete and sell the housing in this area is good.</p>			
Conclusion			
<p>The site would provide a suitable brownfield redevelopment opportunity for a range of uses, including housing, with good proximity to the town centre. The current aspiration of the landowner is to redevelop the site mainly for retail uses. The site has therefore been placed within the second five year time period.</p>			
		Final density:	Final suggested yield:
		39.68	74.00

OSW056



Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW057	Oswestry	0.73	Oswestry
Site Address		Type of site	
Health Centre/ Adult Training Centre, Victoria Rd		Brownfield	
Current/previous landuse		Planning status	
Medical Centre / Adult Training Centre		No planning status	
Description of site			
<p>Site currently comprises a Medical Centre and an Adult Training Centre located between Victoria Road and Salop Road on a main approach into the town centre. The site falls within an area of mixed land uses which include a Police Station, housing, factory, car dealership, bus depot and petrol filling station. Site is within reasonable walking distance of the town centre. Existing buildings on site are single storey. Both facilities are served by a single vehicular access off Victoria Road. Mature trees / planting along western boundary.</p>			
Policy restrictions			
<p>Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.</p>			
Physical constraints			
<p>Medical Services provided from this site are due to relocate to new a new facility being provided elsewhere in Oswestry. That part of site will then become surplus to PCT requirements.</p>			
Suitability summary			
<p>The site would provide a suitable Brownfield redevelopment opportunity for a range of uses, including housing, subject to relocation of existing uses. 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><input type="checkbox"/> 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 to the Council previously or for the purposes of this study.</p>			
Achievability summary			
<p>Subject to the relocation of these current uses by the PCT, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of a developer to complete and sell the housing in this area is good.</p>			
Conclusion			
<p>The site would provide a suitable Brownfield redevelopment opportunity for a range of uses, including housing, subject to relocation of existing uses. <input type="checkbox"/> Due to the nature of the site and the fact that it has was actively promoted in the last UHCS, it is thought possible this site could come forward within the next 5 year time frame.</p>			
		Final density:	Final suggested yield:
		39.90	29.00

OSW057



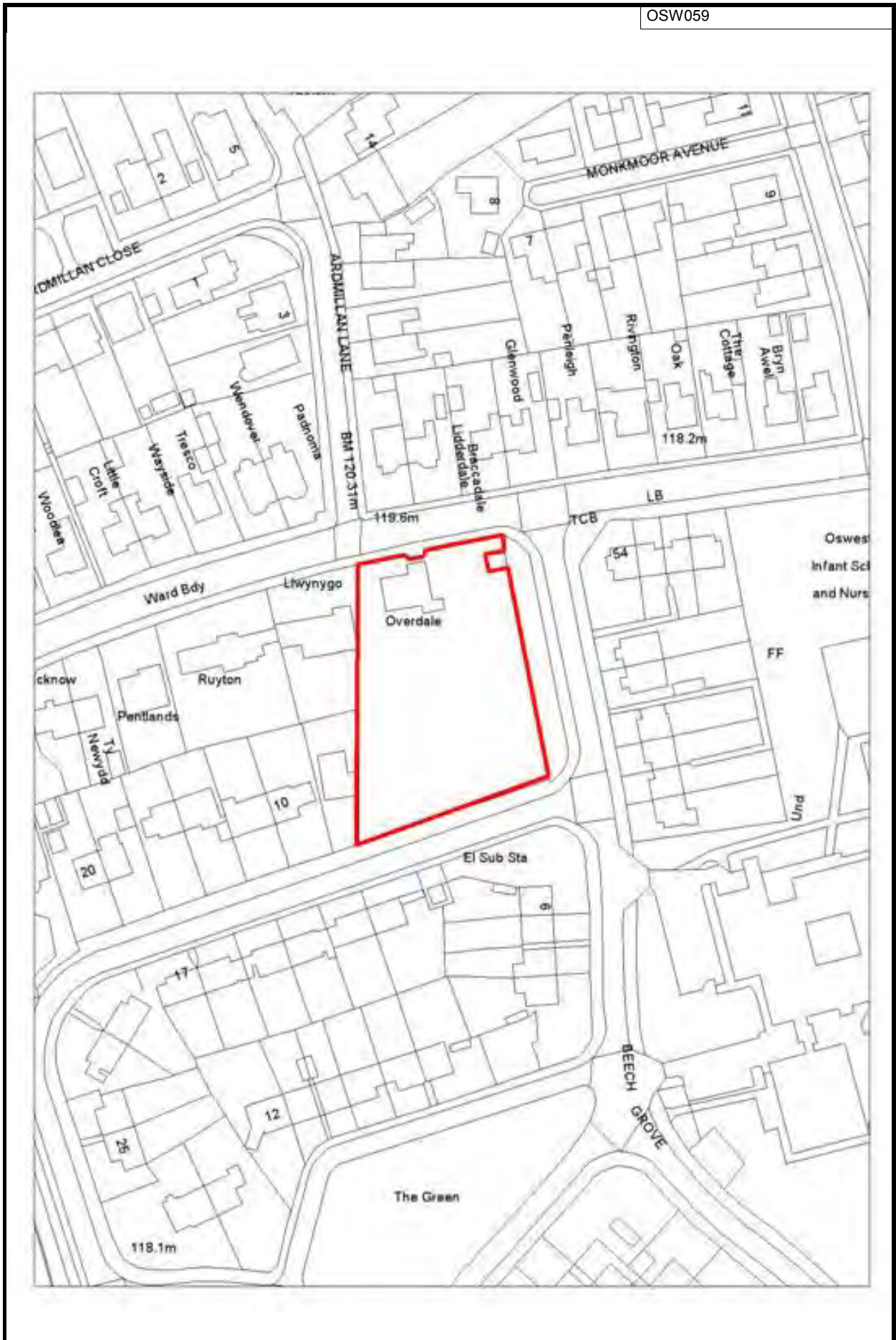
Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW058	Oswestry	0.61	Oswestry
Site Address		Type of site	
Plasfynnon Inland Revenue Office		Brownfield	
Current/previous landuse		Planning status	
Offices		No planning status	
Description of site			
<p>Site comprises existing Inland Revenue Offices situated on Middleton Road, to the south east of the town centre. Plasfynnon was formerly a substantial residential property which was converted to office use. More modern unsympathetic extensions have been added. Area of car parking to east, with large garden to rear. Recent residential development has taken place to the south. Disused railway line along western boundary with mature trees.</p>			
Policy restrictions			
<p>Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.</p>			
Physical constraints			
<p>Two trees on western boundary are protected by a Tree Preservation Order.</p>			
Suitability summary			
<p>Subject to a satisfactory access being achieved, the wider site would have redevelopment potential for housing if the offices were to relocate or become surplus to requirements. 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><input type="checkbox"/> 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 to the Council previously or for the purposes of this study.</p>			
Achievability summary			
<p><input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of a developer to complete and sell the housing in this area is good.</p>			
Conclusion			
<p>Subject to a satisfactory access being achieved, the wider site would have redevelopment potential for housing if the offices were to relocate or become surplus to requirements. <input type="checkbox"/> Due to the nature of the site and the fact that it has been actively promoted in the last UHCS, it is thought possible this site could come forward within the next 5 year time frame.</p>			
		Final density:	Final suggested yield:
		39.18	24.00

OSW058



Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW059	Oswestry	0.25	Oswestry
Site Address		Type of site	
Overdale, Middleton Road		Brownfield	
Current/previous landuse		Planning status	
Residential		No planning status	
Description of site			
Single residential property and large garden at the junction of Middleton Road and Beech Grove. Property is not maintained and has fallen into a poor state of repair. The garden is heavily overgrown with total tree cover. Existing access off Middleton Road.			
Policy restrictions			
Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.			
Physical constraints			
None.			
Suitability summary			
The site would provide a suitable Brownfield redevelopment opportunity for housing. 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			
<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is confidence in the site becoming available and coming forward for development at some point. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner to the Council previously or for the purposes of this study.			
Achievability summary			
<input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of a developer to complete and sell the housing in this area is good.			
Conclusion			
The site would provide a suitable Brownfield redevelopment opportunity for housing. <input type="checkbox"/> Due to the nature of the site and the fact that it has been actively promoted in the last UHCS, it is thought possible this site could come forward within the next 5 year time frame.			
		Final density:	Final suggested yield:
		39.89	10.00

OSW059



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Site ref	Settlement	Site Area (ha)	Former Local Authority
OSW060	Oswestry	0.23	Oswestry
Site Address		Type of site	
Garages site, Whittington Road		Brownfield	
Current/previous landuse		Planning status	
Garages		No planning status	
Description of site			
Small flat narrow site fronting Whittington Road accommodating two blocks of brick built garages serving properties opposite, plus a small business selling timber and wood products. Garages appear to be used. Mature trees along rear site boundary screen the adjoining industrial use. Single point of access off Whittington Road.			
Policy restrictions			
Within settlement boundaries of one of the Larger Settlements (Local Plan Policy H5) identified for the location of the majority of new housing development in the Borough.			
Physical constraints			
Tree Preservation Order on 2 trees on rear boundary. Local Highway Authority road improvement line affects frontage. Nature of arrangements governing use of garages is not known.			
Suitability summary			
The site is considered to have some redevelopment potential, subject to discussions with the Local Highway Authority regarding the road improvement line and coming to an agreement with the garage users and existing business. 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			
<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is confidence in the site becoming available and coming forward for development at some point. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner to the Council previously or for the purposes of this study.			
Achievability summary			
<input type="checkbox"/> From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of a developer to complete and sell the housing in this area is good.			
Conclusion			
The site is considered to have some redevelopment potential, subject to overcoming access constraints. <input type="checkbox"/> Due to the nature of the site and the fact that it was identified in the last UHCS, it is thought possible this site could come forward within the next 5 year time frame.			
		Final density:	Final suggested yield:
		43.46	10.00

OSW060

