

| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|--|------------|--|-------------------------------|
| STM006 | St Martins | 0.40 | Oswestry |
| Site Address | | Type of site | |
| Darjeeling, School Lane | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Garden | | Current planning application (pending) | |
| Description of site | | | |
| Existing large modern dwelling and set in extensive gardens, within the development boundary. Well screened from surrounding residential development. Several trees present to rear and mature evergreen hedges to frontage. Access available at School Lane. | | | |
| 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 | | | |
| | | | |
| Suitability summary | | | |
| The principle of redeveloping the site is acceptable. 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 principle of redeveloping the site is acceptable. <input type="checkbox"/> Due to the allocation on the site already being within the planning system, it is likely that the site could come forward within the next 5 year time frame. | | | |
| | | Final density: | Final suggested yield: |
| | | 29.68 | 12.00 |

STM006



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| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|---|------------|--|-------------------------------|
| STM007 | St Martins | 0.40 | Oswestry |
| Site Address | | Type of site | |
| Ifton Miners Welfare Institute | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Outside area of Miners Institute | | Current planning application (pending) | |
| Description of site | | | |
| Land to rear of village institute comprising a mixture of small undeveloped grassed areas and existing development including scout hut and various other buildings. Numerous trees and hedgerows within and around 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. | | | |
| Physical constraints | | | |
| None. | | | |
| Suitability summary | | | |
| Within centre of village, close to village facilities. Site is suitable for residential 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 for residential development. <input type="checkbox"/> Due to the relatively small nature of the site it is possible this site could come forward within the next few years if the reason for refusal on the previous application is overcome. The site is already within the planning system which would suggest that the site could come forward within the next 5 year time frame. | | | |
| | | Final density: | Final suggested yield: |
| | | 19.91 | 8.00 |

STM007



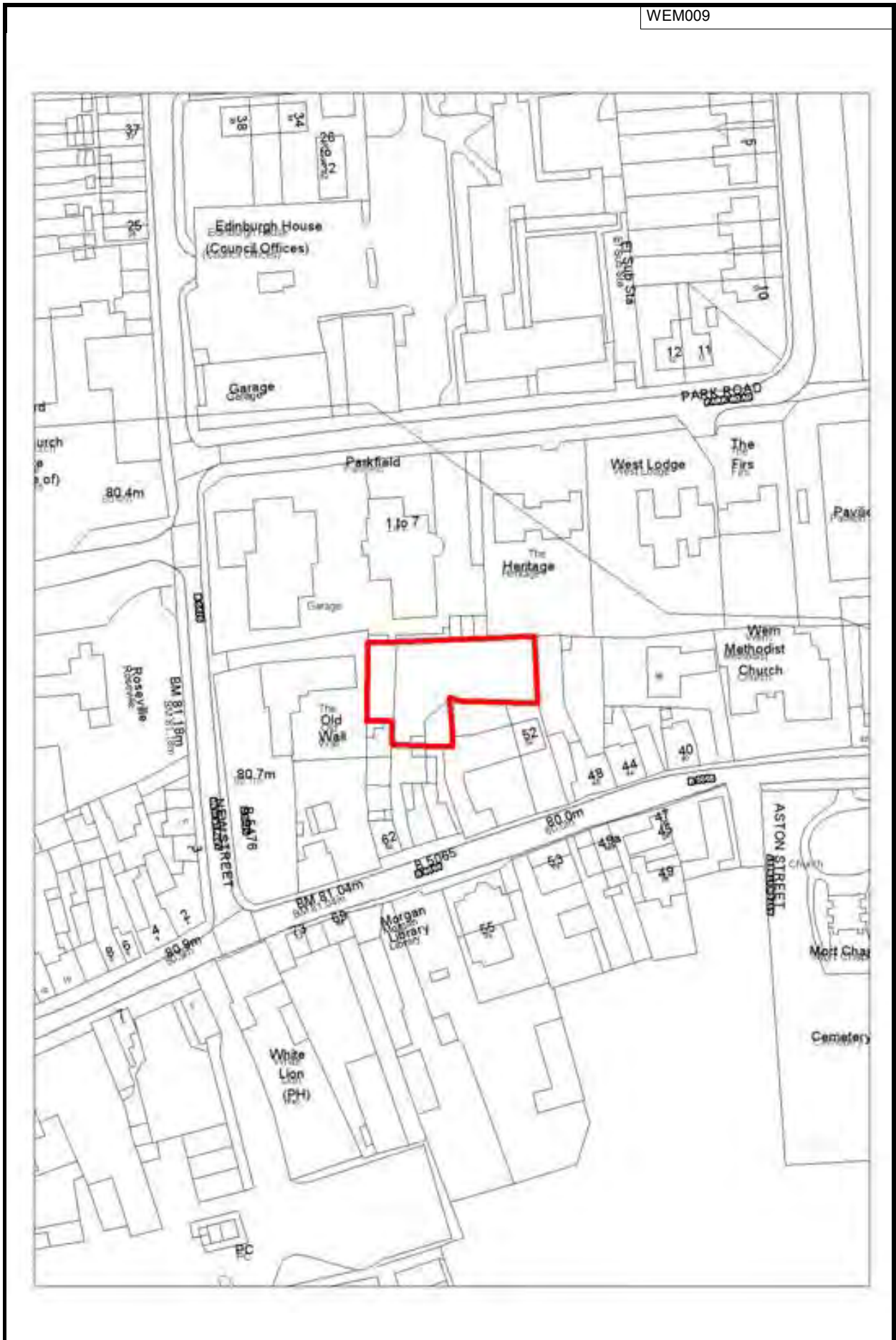
| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|--|-------------|------------------------|-------------------------------|
| UPM001/R | Upton Magna | 2.72 | Shrewsbury and Atcham |
| Site Address | | Type of site | |
| Pelham Road | | Greenfield | |
| Current/previous landuse | | Planning status | |
| Unknown | | Not Known | |
| Description of site | | | |
| This is a flat Greenfield site located on the eastern edge of the village. The site is currently in use as agricultural land. Surrounding uses include residential, agricultural uses and a business park. | | | |
| Policy restrictions | | | |
| Within one of the villages with development boundaries (Local Plan Policy HS3), where residential development is acceptable subject to satisfying relevant criteria. Site is allocated for housing in adopted local plan. | | | |
| Physical constraints | | | |
| | | | |
| Suitability summary | | | |
| The site is suitable for residential development at a low density that reflects the character of the village location. | | | |
| Availability summary | | | |
| Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study. | | | |
| Achievability summary | | | |
| The site is outside the built up area but adjoins the urban area. Development of a small scale could contribute to the creation of sustainable, mixed communities. | | | |
| Conclusion | | | |
| The site is suitable for development and information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development within the medium term. | | | |
| | | Final density: | Final suggested yield: |
| | | 5.51 | 15.00 |

UPM001/R



| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|---|------------|-------------------------------|------------------------|
| WEM009 | Wem | 0.08 | North Shropshire |
| Site Address | | Type of site | |
| Land at Aston Street | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Unknown | | Not Known | |
| Description of site | | | |
| <p>The site is a Brownfield site which is currently used as extra car parking. There is some overgrown shrubbery. There are high density small housing around the site. Park house adjoins the site. One copper beech tree overhangs the site. It is a general waste area. A motorbike shop backs on to the site. Access from Aston street in between the buildings. Issue with access for construction equipment. Access could come through the motorbike shop.</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.</p> | | | |
| Physical constraints | | | |
| Recorded flooding. | | | |
| Suitability summary | | | |
| <p>From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development. There is a potential to develop on this site in it own right. The development would benefit from joint development with the adjoining site which is currently a motorbike shop (not put forward in this study) as the entrance to the site. Access to the site is currently through an arch which may be small for some construction equipment. The site is currently within the development boundary.</p> | | | |
| Availability summary | | | |
| <p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.</p> | | | |
| Achievability summary | | | |
| <p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p> | | | |
| Conclusion | | | |
| <p>Due to the relatively small 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 few years and that the site could come forward within the next 5 year time frame.</p> | | | |
| Final density: | | Final suggested yield: | |
| 65.38 | | 5.00 | |

WEM009



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| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|--|------------|-------------------------------|------------------------|
| WEM017 | Wem | 0.41 | North Shropshire |
| Site Address | | Type of site | |
| Millfields. Mill Street | | Greenfield | |
| Current/previous landuse | | Planning status | |
| Unknown | | No planning status | |
| Description of site | | | |
| <p>The site is a green field adjacent to a river and the main road going through Wem. A public footpath runs through the site and it is within Wem Conservation Area. Surrounding uses comprise of a redundant 3 storey mill, detached residential dwellings, river and green field. An application for 32 apartments was refused planning permission in June 2008 on the grounds of scale, flood risk and lack of affordable housing.</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District.</p> <p>The site is located within a Conservation Area, where development should safeguard and if possible enhance the setting, appearance or character of the area.</p> | | | |
| Physical constraints | | | |
| Flooding - previous flooding, 2+3. | | | |
| Suitability summary | | | |
| <p>From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development. low density residential development, as within the development boundary. Surrounding uses are predominately two storey lower density and development should reflect this. However, the flood risk and conservation area issues should be taken into account.</p> | | | |
| Availability summary | | | |
| <p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.</p> | | | |
| Achievability summary | | | |
| <p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p> | | | |
| Conclusion | | | |
| <p>Due to the relatively small nature of the site and the fact that it has been actively promoted through the planning system recently, it is thought possible this site could come forward within the next few years which would suggest that the site could come forward within the next 5 year time frame.</p> | | | |
| Final density: | | Final suggested yield: | |
| | | 49.28 | 20.00 |

WEM017



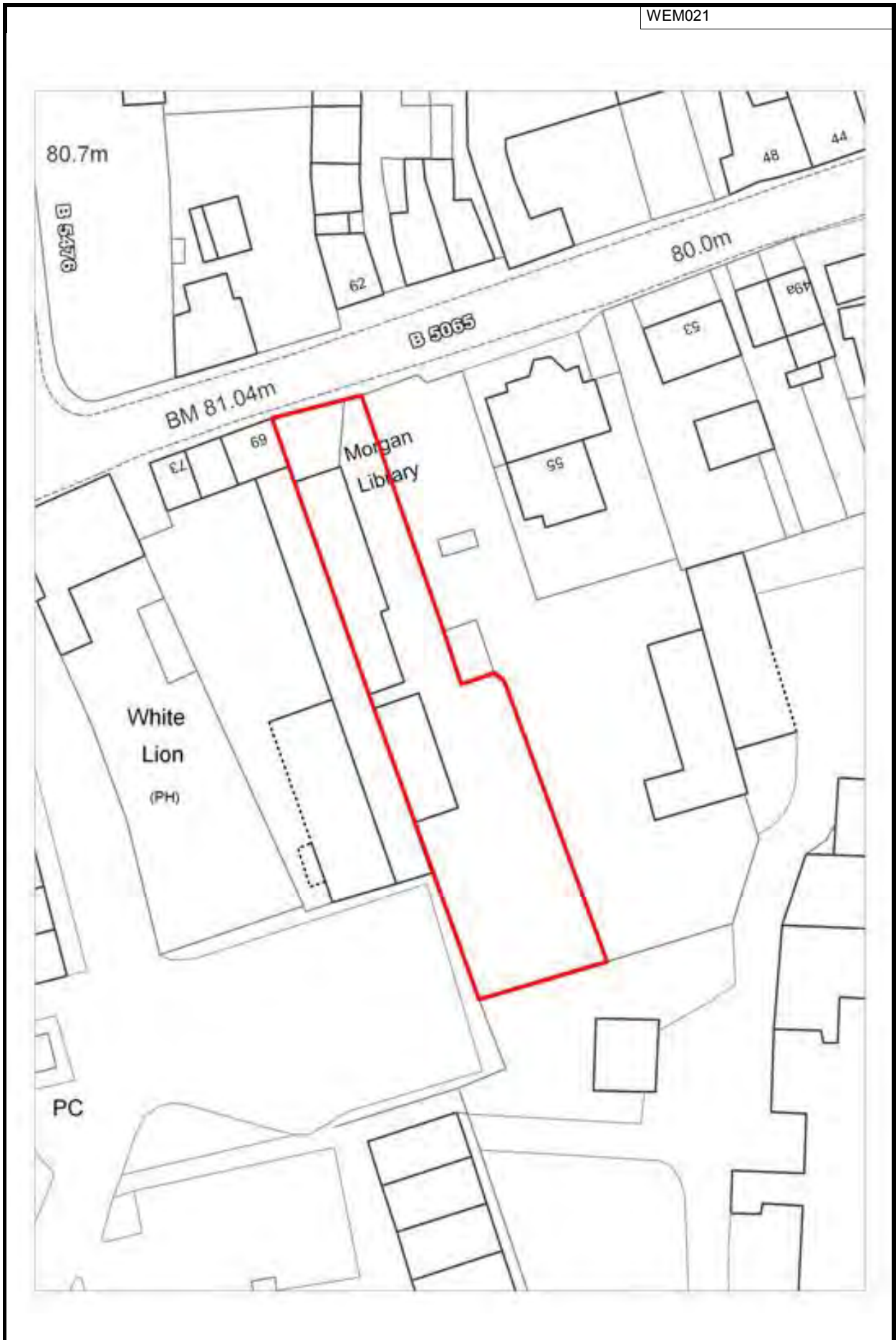
| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|--|------------|-------------------------------|------------------------|
| WEM019 | Wem | 0.24 | North Shropshire |
| Site Address | | Type of site | |
| Land behind Westlands, Summerfield Road | | Mixed | |
| Current/previous landuse | | Planning status | |
| Unknown | | Pre-application discussion | |
| Description of site | | | |
| The site is the gardens at the rear of a nursing home. Other surrounding uses include gardens of residential dwellings which are 1 and 2 storey detached and semi-detached properties. The site is currently subject to a pre application for 5 dwellings. | | | |
| Policy restrictions | | | |
| Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. | | | |
| Physical constraints | | | |
| Flooding - recorded flooding | | | |
| Suitability summary | | | |
| From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development. Suitable for residential at a low density, as the site is located in a low density residential area and adjacent to a nursing home. Work with Severn Trent would need to be completed to ensure access is possible. | | | |
| 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 is good. | | | |
| Conclusion | | | |
| The site is considered suitable in principle. The site is still available but has been placed in the medium timeframe to highlight that the site has been inactive for 3 years. | | | |
| Final density: | | Final suggested yield: | |
| 20.63 | | 5.00 | |

WEM019



| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|---|------------|------------------------|-------------------------------|
| WEM021 | Wem | 0.10 | North Shropshire |
| Site Address | | Type of site | |
| 67 Aston Street | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Unknown | | Not Known | |
| Description of site | | | |
| This is a brown field site in commercial use within the development boundary. | | | |
| Policy restrictions | | | |
| Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. | | | |
| Physical constraints | | | |
| Flooding - recorded flooding | | | |
| Suitability summary | | | |
| The site received permission in may for 7 residential units and a commercial unit. There is a potential to link with other commercial redevelopment opportunities to the rear. 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 | | | |
| 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 is good. | | | |
| Conclusion | | | |
| Due to the relatively small nature of the site and the fact that it has been actively promoted through the planning system recently, it is thought possible this site could come forward within the next few years which would suggest that the site could come forward within the next 5 year time frame. | | | |
| | | Final density: | Final suggested yield: |
| | | 72.51 | 7.00 |

WEM021



| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|--|------------|-------------------------------|------------------------|
| WES002 | Westbury | 0.63 | Shrewsbury and Atcham |
| Site Address | | Type of site | |
| Site at Shrewsbury Road | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Unknown | | Not Known | |
| Description of site | | | |
| <p>Site is currently in use for employment (Farm Services). Previously developed land. Occupies a number of agricultural storage buildings and utilises land around the buildings for external storage. Site includes a pair of semis fronting Shrewsbury Road. The 4 detached dwellings on the NE side of the site should be excluded (new buildings; high value), a hedge runs along the site boundary to the new housing. Good access off Shrewsbury Road. Site overlooks a school playing field to its NW.</p> | | | |
| Policy restrictions | | | |
| <p>Within one of the villages with development boundaries (Local Plan Policy HS3), where residential development is acceptable subject to satisfying relevant criteria. Loss of employment land.</p> | | | |
| Physical constraints | | | |
| <p></p> | | | |
| Suitability summary | | | |
| <p>Suitable for redevelopment, if loss of employment land is deemed acceptable, possible retention of some limited employment uses. 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.</p> | | | |
| Availability summary | | | |
| <p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.</p> | | | |
| Achievability summary | | | |
| <p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing in this area is good. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development.</p> | | | |
| Conclusion | | | |
| <p>Suitable for redevelopment, if loss of employment land is deemed acceptable. Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next few years which would suggest that the site could come forward within the next 5 year time frame.</p> | | | |
| Final density: | | Final suggested yield: | |
| 12.78 | | 8.00 | |

WES002



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| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|---|-------------|------------------------|-------------------------------|
| WGN038 | Whittington | 0.31 | Oswestry |
| Site Address | | Type of site | |
| A-Z Engineering LTD | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Factory/office | | Not Known | |
| Description of site | | | |
| <p>Square shaped site located within the village settlement development boundary on the south side of Church Street. The site is currently occupied by a vehicle repairs garage, workshop, a retail unit and associated vehicle parking areas to the front and rear. The site has an open road frontage to the north, the east boundary is marked by the Memorial Hall and the west and south boundaries are marked by hedgerows. Surrounding uses are a mixture of residential, education (school to west), community, retail and commercial as the site is located in the centre of the village. Access to the rear of the buildings is located at the western end of the site.</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>Possible highway access constraints.</p> | | | |
| Suitability summary | | | |
| <p>This site could provide a small scale development within the settlement, bordering existing housing.</p> | | | |
| Availability summary | | | |
| <p>Information gathered for the purposes of this study suggests that there is confidence in the site being available within 10 years and coming forward for development.</p> | | | |
| Achievability summary | | | |
| <p>The site is achievable subject to availability.</p> | | | |
| Conclusion | | | |
| <p>This site could provide a small scale development within the settlement, bordering existing housing. <input type="checkbox"/> Due to the fact that the site has not been promoted through this study, but came forward from the survey stage, 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.</p> | | | |
| | | Final density: | Final suggested yield: |
| | | 28.73 | 9.00 |

WGN038



| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|--|------------|-------------------------------|------------------------|
| WHIT013 | Whitchurch | 0.54 | North Shropshire |
| Site Address | | Type of site | |
| Former Builders Yard, Liverpool Road | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Unknown | | Not Known | |
| Description of site | | | |
| The site is a former builders yard and listed on NLUD ref WN/218. Surrounding uses comprise of a mix of 2 storey residential properties - including semi-detached and terraced properties together with employment uses and a local plan designated open area. | | | |
| Policy restrictions | | | |
| Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. | | | |
| Physical constraints | | | |
| None. | | | |
| Suitability summary | | | |
| The site may be suitable for residential development of low-medium density. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development. | | | |
| Availability summary | | | |
| Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study. | | | |
| Achievability summary | | | |
| From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good. | | | |
| Conclusion | | | |
| The site may be suitable for residential development of low-medium density. Due to the relatively small nature of the site and the fact that it has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame. | | | |
| Final density: | | Final suggested yield: | |
| 29.62 | | 16.00 | |

WHIT013



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| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|--|------------|------------------------|-------------------------------|
| WHIT017 | Whitchurch | 0.06 | North Shropshire |
| Site Address | | Type of site | |
| Garages on Wayland Close | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Unknown | | Not Known | |
| Description of site | | | |
| The site is a row of garages and parking area in the residential area. The surrounding dwellings comprise of 2 storey medium to high density properties and related recreation area. | | | |
| Policy restrictions | | | |
| Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. The site is located within a Conservation Area, where development should safeguard and if possible enhance the setting, appearance or character of the area. | | | |
| Physical constraints | | | |
| Flood zone 2 and 3. | | | |
| Suitability summary | | | |
| The site is suitable for residential dwellings at a high density, incorporating flats and town houses. However the flooding issues would need to be addressed. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development. | | | |
| Availability summary | | | |
| Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study. | | | |
| Achievability summary | | | |
| From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good. | | | |
| Conclusion | | | |
| The site is suitable for residential dwellings at a high density, incorporating flats and town houses and likely to come forward within 5 years. | | | |
| | | Final density: | Final suggested yield: |
| | | 83.70 | 5.00 |

WHIT017



| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|--|------------|------------------------|-------------------------------|
| WHIT020 | Whitchurch | 0.49 | North Shropshire |
| Site Address | | Type of site | |
| Land west of Mill Park | | Greenfield | |
| Current/previous landuse | | Planning status | |
| Unknown | | Not Known | |
| Description of site | | | |
| <p>The site is vacant land that has been allocated in the Local Plan for development of approximately 15 dwellings to be accessed through the adjoining estate road. Surrounding uses comprise 2 & 3 storey houses and flats to the east, a watercourse and railway line to the west and agricultural land to the north. A retail park and Waymills Industrial Estate is situated on the opposite side of the road</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. Allocated site in the Local Plan.</p> | | | |
| Physical constraints | | | |
| None. | | | |
| Suitability summary | | | |
| <p>From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.</p> | | | |
| Availability summary | | | |
| <p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.</p> | | | |
| Achievability summary | | | |
| <p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p> | | | |
| Conclusion | | | |
| <p>Due to the allocation of the site and the fact that it has been actively promoted through the planning system, it is thought possible this site could come forward within the next few years which would suggest that the site could come forward within the next 5 year time frame.</p> | | | |
| | | Final density: | Final suggested yield: |
| | | 46.61 | 23.00 |

WHIT020



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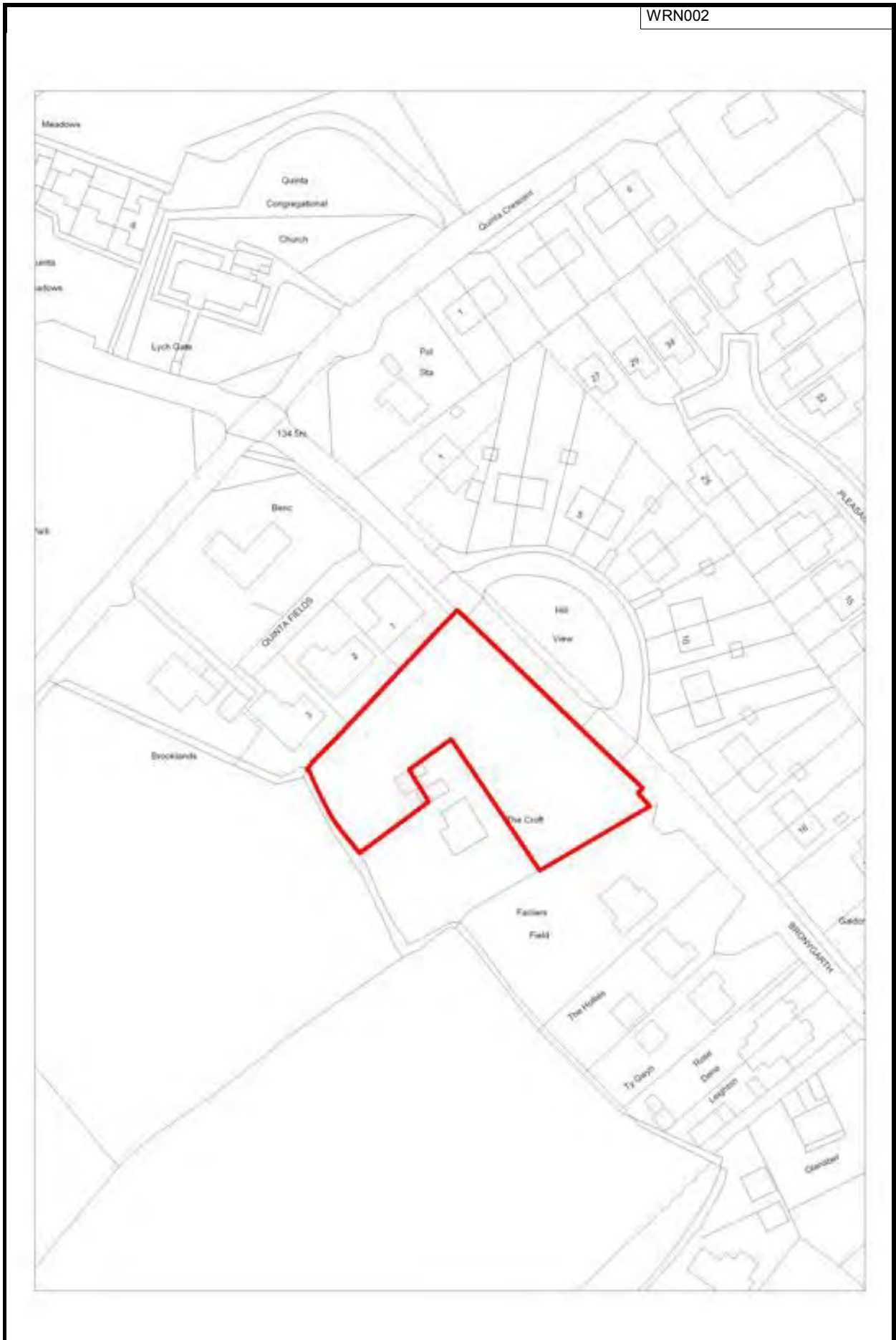
| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|---|------------|-------------------------------|------------------------|
| WHIT021 | Whitchurch | 12.43 | North Shropshire |
| Site Address | | Type of site | |
| Off Black Park Road/Alport Road | | Mixed | |
| Current/previous landuse | | Planning status | |
| Unknown | | Not Known | |
| Description of site | | | |
| <p>This site is allocated in the Local Plan for residential development and comprises Greenfield land, railway sidings and a former goods yard. Surrounding uses comprise medium density residential development to the south and west, a football ground (Yocking Park), the railway line to the east and agricultural land to the north. The northern boundary of the site follows the line of a dismantled railway.</p> | | | |
| Policy restrictions | | | |
| <p>Within settlement boundaries of a Market Town/Main Service Village (Local Plan Policy G1), one of the principle locations for new housing development in the District. Allocated housing site.</p> | | | |
| Physical constraints | | | |
| <p>The Local Plan requires that the former goods yard/coal yard area to the east should be used primarily to provide a link road to Station Road and other facilities for the overall site. A comprehensive landscaping and planting scheme will be required as part of the development. Additional requirements include sustainable drainage, retention of Yocking Park football ground and provision of 2.7 ha of additional recreation land and provision of a financial contribution for additional primary school facilities if necessary.</p> | | | |
| Suitability summary | | | |
| <p>From the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.</p> | | | |
| Availability summary | | | |
| <p>Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.</p> | | | |
| Achievability summary | | | |
| <p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.</p> | | | |
| Conclusion | | | |
| <p>The site is allocated and has been promoted for development and therefore could be expected to come forward in the next 5 years.</p> | | | |
| Final density: | | Final suggested yield: | |
| 28.00 | | 348.00 | |

WHIT021



| Site ref | Settlement | Site Area (ha) | Former Local Authority |
|--|-------------|---|-------------------------------|
| WRN002 | Weston Rhyn | 0.23 | Oswestry |
| Site Address | | Type of site | |
| Land adj. The Croft | | Brownfield | |
| Current/previous landuse | | Planning status | |
| Garden | | Planning permission before base date for 1 dwllng | |
| Description of site | | | |
| Large detached house standing within an extensive garden with many trees. A strong hedge and trees screen the property from Bronygarth Road. Residential development to the sides of the property (north and south). Open countryside to rear. Existing access off Bronygarth 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 is considered capable of accommodating some level of development. A comprehensive redevelopment of the site could yield 5+ dwellings. | | | |
| Availability summary | | | |
| <ul style="list-style-type: none"> <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 | | | |
| <ul style="list-style-type: none"> <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 capable of accommodating some level of development. <input type="checkbox"/> Due to the relatively small nature of the site it is possible this site could come forward within the next few years and the site is already within the planning system which would suggest that the site could come forward within the next 5 year time frame. | | | |
| | | Final density: | Final suggested yield: |
| | | 26.04 | 6.00 |

WRN002



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