

# Appendix T

## Strategic Sites Assessments

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## Identification of Strategic Sites:

**Strategic Sites are large sites of more than 25ha in size, which are not associated with meeting the growth needs of any particular settlement and contribute to achieving the aspirations of the Economic Growth Strategy for Shropshire.**

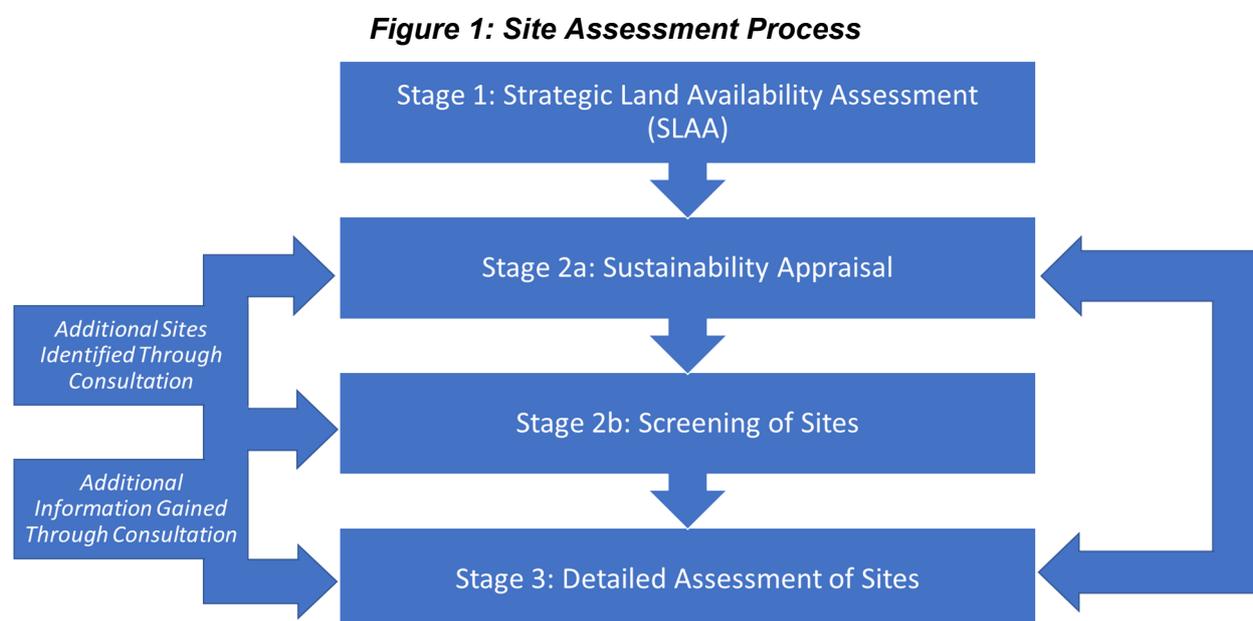
As such, all individual sites of more than 25ha have been considered within the strategic site assessment process<sup>1</sup>.

The extent to which a site is associated with meeting the growth needs of a particular settlement and its ability to contribute to achieving the aspirations of the Economic Growth Strategy for Shropshire will be considered during the site assessment process.

## The Wider Site Assessment Process:

### 1. Introduction

- 1.1. To inform the identification of proposed site allocations within the Local Plan Review, Shropshire Council has undertaken a comprehensive Site Assessment process. This site assessment process incorporates the assessment of sites undertaken within the Sustainability Appraisal of the Local Plan, recognising that the Sustainability Appraisal is an integral part of plan making, informing the development of vision, objectives and policies and site allocations.
- 1.2. Figure 1 summarises the key stages of the Site Assessment process undertaken, more detail on each of these stages is then provided:



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<sup>1</sup> Please Note: The practical difficulties (including the potentially infinite number of options) associated with identifying potential combinations of smaller sites which in combination exceed the 25ha threshold mean that sites below the 25ha threshold have not been considered.

## Site Assessment Process

<b>Stage 1: The Strategic Land Availability Assessment (SLAA)</b>	Stage 1 consisted of a strategic screen and review of sites.
<i>Following the completion of the SLAA, further sites were promoted for consideration through the consultation and engagement process. Where possible these sites have been included within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.</i>	
<i>Following the completion of the SLAA, further information was achieved through the consultation and engagement process. Where possible this information has been considered within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.</i>	
<b>Stage 2a: Sustainability Appraisal</b>	Stage 2a consisted of the assessment of the performance of sites against the objectives identified within the Sustainability Appraisal.
<b>Stage 2b: Screening of Sites</b>	Stage 2b consisted of a screening exercise informed by consideration of a sites availability; size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.
<b>Stage 3: Detailed site review</b>	Stage 3 consisted of a proportional and comprehensive assessment of sites informed by the sustainability appraisal and assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers; various technical studies, including a Landscape and Visual Sensitivity Study, Strategic Flood Risk Assessment and Green Belt Assessment/Review where appropriate; consideration of infrastructure requirements and opportunities; consideration of other strategic considerations; and professional judgement. <b>This stage of assessment was an iterative process.</b>

## 2. The Strategic Land Availability Assessment (SLAA)

- 2.1. Stage 1 of the Site Assessment process was undertaken within the SLAA. This involved a technical and very strategic assessment of the suitability; availability; and achievability (including viability) of land for housing and employment development. It represents a key component of the evidence base supporting the Shropshire Council Local Plan Review.
- 2.2. Please Note: Whilst the SLAA is an important technical document, it does not allocate land for development or include all locations where future housing and employment growth will occur. The SLAA ultimately provides information which will be investigated further through the plan-making process.

### **Assessing Suitability:**

- 2.3. Suitability is the consideration of the appropriateness of a use or mix of uses on a site. However, it is not an assessment of what should or will be allocated / developed on a site. The SLAA includes a very strategic assessment of a site's suitability.
- 2.4. Determination of a sites strategic suitability was undertaken through consideration of numerous factors, including:
  - The sites consistency with the Local Plan.
  - The sites location and surroundings, including proximity to the development boundary/built form.
  - The sites boundaries and the extent to which these boundaries are defensible.
  - Site specific factors, including physical limitations to development, such as:
    - The topography of the site;
    - The sites ground conditions;
    - The ability to access the site;
    - Flood risk to the site or its immediate access;
    - The agricultural land quality of the site;
    - Hazardous risks, pollution or contamination of the site;

- Whether the site has overhead or underground infrastructure, such as pylons, water/gas pipes and electricity cables which may impact on development/levels of development;
- Other physical constraints, which may impact on development/levels of development.
- The potential impact on natural environment assets; heritage assets and geological features on and in proximity of the site\*. Including consideration of factors such as:
  - The impact on internationally and nationally designated sites and assets;
  - The impact on important trees and woodland, including ancient woodland; and
  - The impact on public open spaces.
- Whether the site is located within the Green Belt.
- Legal covenants affecting the site.
- Market/industry and community requirements in the area.

*\*Historic environment assets considered for the purpose of this exercise were: Conservation Areas, Registered Battlefields; World Heritage Sites and their buffers; Scheduled Monuments; Registered Parks and Gardens; and Listed Buildings. Sites were considered to be in proximity of an asset where they were within 300m of the site.*

*\*Natural environment assets considered for the purpose of this exercise and the distance used to determine where a site was in proximity of an asset were: Trees subject to TPO Protection; (30m); Veteran Trees (30m); Regionally Important Geological and Geomorphological Sites (50m); Local Nature Reserves (100m); Local Wildlife Sites (250m); National Nature Reserves (500m); Sites of Special Scientific Interest (500m); Ancient Woodland (500m); Special Areas of Conservation (1km); Special Protection Areas (1km); and Ramsar Sites (1km).*

*It is accepted that the identification of these key historic and natural environment assets within a set distance of a site is only a useful starting point for consideration of potential impacts resulting from the development/redevelopment of a site and that a more holistic process is required when determining preferred site allocations. However, the SLAA represents a very strategic site assessment and only the first phase of a wider site assessment process. The selection of proposed allocations will be informed by a more holistic process by which sites are reviewed by relevant service areas to consider potential impacts on all assets.*

*It should also be noted that as the SLAA is a strategic assessment of individual sites it cannot include sequential/exception considerations and as such sites predominantly in Flood Zones 2 and/or 3 or directly accessed through Flood Zones 2 and/or 3 are not suitable. This applies precautionary principle as detailed information on extent of impact of flood risk on access is not available, the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test), the risk can be mitigated and will not increase risk elsewhere. This consideration cannot be undertaken at the high level and individual site assessment stage.*

## 2.5. Reflecting upon the above factors:

- If following the very strategic assessment of the suitability of a site it was concluded that it has no known constraints or restrictions that would prevent development for a particular use or mix of uses, or these constraints could potentially be suitably overcome through mitigation\*, then it was viewed as being **currently suitable – subject to further detailed assessment** for the particular use or mix of uses.
- If following the very strategic assessment of the suitability of a site it was concluded that a site did not currently comply with the Local Plan\*, but was located within or in proximity of a settlement potentially considered an appropriate location for sustainable development and was not known to have other constraints or restrictions that would prevent development for a particular use or mix of uses, or any known constraints could potentially be suitably overcome through

mitigation\*\*, then it was viewed as being **not currently suitable but future potential – subject to further detailed assessment.**

- If following the very strategic assessment of the suitability of a site it was concluded that a site was subject to known constraints and it was considered that such constraints cannot be suitably overcome through mitigation, then it was viewed as being **not suitable.**
- If following the very strategic assessment of the suitability of a site it was concluded that a site did not currently comply with the Local Plan, and was not located within or in proximity of a settlement potentially considered an appropriate location for sustainable development, then it was viewed as being **not suitable.**

*\*As this is a very strategic assessment, where sites are currently contrary to Local Plan policy but are located within or in proximity of a settlement potentially considered an appropriate location for sustainable development, no judgement is made about whether such a change to policy would be appropriate, this is the role of the Local Plan Review.*

*\*\*As this is a very strategic assessment, where sites are subject to known constraints and it is considered that the constraints present could potentially be suitably overcome through mitigation, further detailed assessment will be required to confirm if such mitigation is effective and the impact of this mitigation on the developable area.*

### **Assessing Availability:**

- 2.6. Availability is the consideration of whether a site is considered available for a particular form of development. National Guidance defines availability as follows: *“A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell”<sup>2</sup>.*
- 2.7. Within the SLAA, sites were generally considered to be available where they had been actively promoted for the relevant use during:
- The ‘Call for Sites’ exercise;
  - The Local Plan Review; or
  - Preparation of the current Local Plan (Core Strategy and SAMDev Plan).
- 2.8. Or where:
- There has been a recent Planning Application (whether successful or not) for the relevant use; or
  - Officers have particular knowledge about a site’s availability.

### **Assessing Achievability (including Viability)**

- 2.9. As this SLAA is a very strategic assessment, Shropshire Council has used very general assumptions to inform its assessment of the achievability and viability of a site. A more detailed assessment of viability and deliverability will be undertaken to inform the Local Plan Review.

### **Conclusion**

- 2.10. Once the assessment of a site’s development potential; suitability; availability; and achievability (including viability) was undertaken and conclusions reached on each of these categories, an overall conclusion was reached.
- 2.11. Sites were effectively divided into three categories, these were:
- **Rejected sites:**
    - The site is considered unsuitable; and/or
    - The site is considered to be unavailable; and/or

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<sup>2</sup> CLG, NPPG – HELAA, Paragraph 020, Reference ID 3-020-20140306, Last updated 06/03/2014

- The site is considered unachievable/unviable.
- **Long Term Potential - Subject to Further Detailed Assessment:**
  - The site is considered to be not currently suitable but may have future potential - subject to further detailed assessment; and/or
  - There is uncertainty about the sites availability; and/or
  - There is uncertainty about the sites achievability/viability.
- **Accepted - Subject to Further Detailed Assessment:**
  - The site is considered currently suitable – subject to further detailed assessment; and
  - The site is considered available; and
  - The site is considered achievable/viable.

2.12. Various data sources were used to identify sites for consideration within the SLAA, including existing Local Plan Allocations (including proposals within adopted and emerging Neighbourhood Plans); Planning Application records; Local Authority land ownership records; a ‘Call for Sites’; and sites identified within previous Strategic Housing Land Availability (SHLAA) exercises. Ultimately, around 2,000 sites were considered within the SLAA process.

### 3. Sustainability Appraisal (SA)

- 3.1. Stage 2a of the Site Assessment process consisted of the analysis of the performance of sites against the Sustainability Objectives identified within the Sustainability Appraisal Scoping Report. The Sustainability Appraisal and Site Assessment Environmental Report illustrates how these Sustainability Objectives relate to the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.2. The Sustainability Appraisal Scoping Report describes how the Sustainability Objectives have been adapted to allow for the sustainability appraisal of sites. Information on implementation and further adaptations in response to practical issues and comments received during the Local Plan preparation process is given in the Sustainability Appraisal and Site Assessment Environmental Report. The aim throughout was to ensure the allocation of the most sustainable sites and where a less sustainable option was chosen for valid and justifiable planning reasons, to suggest mitigation measures to offset any identified significant negative impact.
- 3.3. The Sustainability Appraisal scoring system was adapted for the Stage 2a Sustainability Appraisal to allow for clear comparisons between the sustainability of several sites in the same vicinity. The scoring system also needed to provide a relatively straightforward result. Accordingly, it used the same positive, neutral and negative nomenclature as that for the Sustainability Appraisal of the options and policies. It differed however, in that each criterion is scored from only two options. These options varied between criteria to better reflect the purpose of Sustainability Appraisal.
- 3.4. The identified criteria and scoring system were translated into a matrix, to assess sites. The scoring was then colour coded to assist with interpretation as follows:

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-	
0	
+	

2.23 Sites were assessed on a settlement by settlement basis e.g. all sites in Albrighton were assessed against each other. This was felt to be the best way of using the Sustainability Appraisal as it is intended – namely to evaluate options (in this case all the sites promoted for development in each settlement) and use the outcomes to inform the site selection process for the Local Plan. All sites from the SLAA were assessed for each settlement and most of the assessment was carried out using GIS to populate the excel spreadsheet. Manual recording was used for those few instances where data was not

available e.g. when a site was promoted after the data had already been exported from the GIS.

- 2.24 Once the Sustainability Appraisal matrix was complete, the negative and positive marks for each site were combined to give a numerical value. The lowest and highest values for that settlement were then used to determine a range. The range was then divided into three equal parts. Where three equal parts were not possible (for instance in a range of -8 to +4 = 13 points) the largest part was assigned to the higher end of the range (for instance -8 to -5 = 4 points, then -4 to -1 = 4 points and lastly 0 to +4 = 5 points). This was based on the assumption that there are likely to be more negative than positive scores.
- 2.25 Those sites in the lowest third of the range were rated as Poor, those in the middle third as Fair and those in the upper third as Good. A Poor rating was deemed to be the equivalent of significantly negative.
- 2.26 Completed matrices for each settlement are provided within Stage 2a Sustainability Appraisal of this Appendix.

#### 4. Screening of Sites

- 4.1. Stage 2b of the Site Assessment process involved screening of identified sites. This screen was informed by consideration of a sites availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.
- 4.2. Specifically, sites did not proceed to Stage 3 of the site assessment process where:
  - **There is uncertainty about whether the site is available for relevant forms of development.** A site is generally considered to be available where they have been actively promoted for residential or mixed-use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available for residential development where there has been a recent Planning Application for residential or mixed-use development on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

Where relevant, a site is considered to be available for employment development where it has been actively promoted for employment or mixed-use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available for employment development where there has been a recent Planning Application for employment or mixed-use development on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

- **The site is less than a specified site size (unless there is potential for allocation as part of a wider site).** These site sizes are:
  - 0.2ha for Community Hubs (generally, sites of less than 0.2ha are unlikely to achieve 5 or more dwellings).
  - 0.2ha for Strategic/Principal/Key Centres within/partly within the Green Belt or Shropshire Hills Area of Outstanding Natural Beauty (AONB) (generally, sites of less than 0.2ha are unlikely to achieve 5 or more dwellings).
  - 0.5ha for other Strategic/Principal/Key Centres.
- **The strategic assessment of the site has identified a significant physical\*, heritage\*\* and/or environmental\*\* constraint identified within the strategic assessment of sites undertaken within the SLAA.**

*\*Significant physical constraints:*

1. Where all or the majority of a site is located within Flood Zone 2 and/or 3 such that the site

*is considered undeliverable, it will not be 'screened out'. This is consistent with NPPF. Where a site can only be accessed through Flood Zones 2 and/or 3 this will be subject to detailed consideration within Stage 3 of the site assessment process. The preference would be to avoid (sequential approach) such site, however in circumstances where other constraints mean that a site with access through Flood Zones 2 and/or 3 is preferred for allocation, detailed assessment of the implications for an access through Flood Zone will be considered within Level 2 of the Strategic Flood Risk Assessment. This distinction recognises the different approach taken within the NPPF and NPPG with regard to site suitability when located within Flood Zone 2 and/or 3 and establishing safe access through Flood Zone 2 and/or 3.*

*2. The majority of the site contains an identified open space.*

*3. The site can only be accessed through an identified open space.*

*4. The topography of the site is such that development could not occur (this has been very cautiously applied).*

*5. The site is separated from the built form of the settlement (unless the land separating the site from the built form is also promoted and will progress through this screening).*

*6. The site is landlocked/does not have a road frontage (unless another promoted site will progress through this screening and could provide the site a road frontage for this site).*

*7. The site is more closely associated with the built form of an alternative settlement*

**\*\*Significant natural environment/heritage constraints:**

*1. The majority of the site has been identified as a heritage asset. Historic environment assets considered for the purpose of this exercise were: Conservation Areas, Registered Battlefields; World Heritage Sites and their buffers; Scheduled Monuments; Registered Parks and Gardens; and Listed Buildings. We acknowledge that there is no distinction between direct impact on a heritage asset and impact on the setting of a heritage asset. However, this is an issue along with archaeological potential which requires specialist advice; this forms part of Stage 3 of the site assessment process.*

*2. The majority of the site has been identified as a natural environment asset. Natural environment assets considered for the purpose of this exercise were: Trees subject to TPO Protection; Veteran Trees; Regionally Important Geological and Geomorphological Sites; Local Nature Reserves; Local Wildlife Sites; National Nature Reserves; Sites of Special Scientific Interest; Ancient Woodland; Special Areas of Conservation; Special Protection Areas; and Ramsar Sites.*

**Please Note:**

***Within the assessment, commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.***

***Where a site met one or more of these criteria, the relevant criteria is highlighted within the assessment.***

## **5. Detailed Site Review**

5.1. Stage 3 of the Site Assessment process considered those sites which were not 'screened out' of the assessment at Stage 2b. It involved a detailed review of sites and selection of proposed site allocations. This stage was informed by:

- The results of Stage 1 of the Site Assessment process (which informs the assessment of sites).
- The results of Stage 2a of the Site Assessment process (which informs the assessment of sites).
- The results of Stage 2b of the Site Assessment process (which informs the site assessed).
- Assessments undertaken by Highways\*; Heritage; Ecology; Tree; and Public Protection Officers. In undertaking detailed reviews of sites within stage 3 of the Sustainability Appraisal: Site Assessment process, officers considered best

available evidence\*\*, where necessary undertook site visits and applied professional judgement in order to provide commentary on each site.

*\*The Highways Assessment included access to services for the Strategic, Principal and Key Centres, reflecting that these settlements are generally much larger than Community Hubs.*

*\*\*It should be noted that whilst the service area reviews were informed by the assessment of assets on and within proximity of the site undertaken within the SLAA process, they were not limited to consideration of these assets. The review was holistic in nature and in many instances identified additional assets which had not previously been identified. The commentary provided by the relevant service areas included a proportionate summary of:*

- *The value/significance of any identified assets.*
- *The relationship between the site and any identified assets.*
- *Potential impact on any identified assets resulting from development / redevelopment of the site.*
- *If relevant, potential mechanisms for mitigating impact and/or recommendations on further assessment(s) required if the site is identified for allocation to inform the future development of the site.*
  - Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Level 1 Strategic Flood Risk Assessment; and Green Belt Review.
  - A Habitats Regulations Assessment.
  - Consideration of infrastructure requirements and opportunities.
  - Other strategic considerations\* and professional judgement.

*\*Access through Flood Zones 2 and/or 3 was given due consideration within Stage 3 of the site assessment. In circumstances where consideration of other constraints resulted in the identification of a preferred site which relies on access through Flood Zone 2 and/or 3, the ability to achieve safe access and egress was considered through a Level 2 Strategic Flood Risk Assessment. Only where the Level 2 Strategic Flood Risk Assessment indicated that safe access and egress could be established has such a site been identified as a proposed site allocation.*

## **5.2. This stage of assessment was an iterative process.**

5.3. Once initial conclusions are reached within Stage 3 of the Site Assessment process, these were evaluated through Stage 2a of the site assessment process before proposals were finalised.

# The Strategic Sites Assessment Process:

A similar assessment process has been utilised to assess potential Strategic Sites. These stages are as follows:

Stage	Summary
Stage 1:	Stage 1 of the Strategic Site Assessment Process is consistent with that undertaken within the wider Site Assessment Process.
Stage 2a:	Stage 2a of the Strategic Site Assessment Process is consistent with that undertaken within the wider Site Assessment Process.
Stage 2:	<p>Consistent with the wider Site Assessment Process, stage 2b of the Strategic Site Assessment Process involved a screen of sites. However, the screening criteria was amended to reflect the nature and purpose of the sites being assessed.</p> <p>This screening exercise was informed by consideration of a site's location; availability; size; potential to contribute to achieving the Shropshire Economic Growth Strategy; and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.</p> <p>Specifically, sites will proceed to Stage 3 of the Strategic Site Assessment process where:</p> <ol style="list-style-type: none"> <li>1. There is certainty about whether the site is available for residential and/or employment development.</li> <li>2. The site has not already been assessed within Stage 3 of the wider Site Assessment process undertaken for a specific settlement.</li> <li>3. The 'strategic assessment' of the site has not identified a significant physical*, heritage** and/or environmental** constraint. The 'strategic assessment' of sites was undertaken within Stage 1 of the site assessment process (the SLAA).</li> <li>4. It is considered that development of the site could contribute towards achieving the aspirations of the Economic Growth Strategy for Shropshire. Specifically, they should reflect the objective to prioritise investment along strategic corridors and growth zones, utilising existing road and rail connections.</li> </ol> <p><i>* ** This process was consistent with that undertaken within the wider site assessment process.</i></p> <p><b>Please Note:</b>  <b>Within the assessment, commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.</b></p> <p><b>Where a site met one or more of these criteria, the relevant criteria is highlighted within the assessment.</b></p>
Stage 3:	Stage 3 of the Strategic Site Assessment Process is consistent with that undertaken within the wider Site Assessment Process.

**Strategic Sites**  
**Stage 2a Sustainability Appraisal:**  
**Site Assessments**

**Strategic Sites**  
**Stage 2b Screening of Sites:**  
**Site Assessments**

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ALB018</b>
<i>Site Address:</i>	Elms Farm Land, Albrighton
<i>Approximate Site Size (Ha):</i>	29.3
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	The site consists of a series of agricultural fields located within the Green Belt to the south west of Albrighton.
<i>Surrounding Character:</i>	Character to the south and west is predominantly agricultural, although there is also a garden centre to the west of the northern element of the site. Character to the east is predominantly residential. Character to the north is a mix of residential, agricultural and open spaces used for outdoor sports.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Albrighton. Albrighton is located on the A41 and M54/A5 strategic corridors.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P35</b>
<i>Site Address:</i>	Land south of Albrighton Hall, Albrighton
<i>Approximate Site Size (Ha):</i>	38.6
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	An extensive irregularly shaped site consisting a large number of agricultural fields located to the south of Albrighton Hall and the settlement of Albrighton itself.
<i>Surrounding Character:</i>	Character to the south, west and east is predominantly agricultural. Character to the north is a mix of residential dwellings (of various density), land allocated for residential development or safeguarded for future development.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Key Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site was assessed in the context of its potential to contribute to meeting the needs of Albrighton. Albrighton is located on the A41 and M54/A5 strategic corridors.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>		
<b>Site Reference:</b>	<b>P36b</b>	
<i>Site Address:</i>	Land at Lea Hall, South of Albrighton	
<i>Approximate Site Size (Ha):</i>	56.3	
<i>Type of Site:</i>	Greenfield	
<i>If mixed, percentage brownfield:</i>	0%	
<i>General Description:</i>	A very large and irregularly shaped site consisting of numerous agricultural fields. The site is separated from the built form of the settlement by further agricultural land.	
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural.	
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable	
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable	
<i>Availability Information <sup>1</sup> :</i>	Availability Unknown	
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.	
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>	<b>The site was assessed in Stage 3 of the site assessment process in association with a Key Centre.</b>
	<b>Strategic Suitability<sup>3</sup>:</b>	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. In isolation, it is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Albrighton. Albrighton is located on the A41 and M54/A5 strategic corridors.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.	

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>BAY003</b>
<i>Site Address:</i>	South of Windy Ridge, Bayston Hill
<i>Approximate Site Size (Ha):</i>	29.5
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	A large site lying to the west of Bayston Hill which is formed by an undulating area of agricultural land which slopes markedly down to the Rea Brook. The site is separated from the settlement of Bayston Hill by additional agricultural land and an area of open space (Lythwood). There is a history of coal mining in the area; as such there are a number of Development High Risk areas on the site. The site is not adjacent to the development boundary.
<i>Surrounding Character:</i>	The site is surrounded by other agricultural land and an area of open space known as Lythwood. Immediately between the site and the Rea Brook is the settlement of Hook-a-Gate.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located within the Green Gap between Bayston Hill and Hook-a-gate. In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s).
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site is located in proximity of Bayston Hill and Hook-a-gate. Bayston Hill is located on the A49 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

1, 2, 3 and 4 Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>BWU001</b>
<i>Site Address:</i>	Land at Beslow
<i>Approximate Site Size (Ha):</i>	135.7
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	A very large site consisting of a series of agricultural fields. Site boundaries are predominantly defined by agricultural field boundaries.
<i>Surrounding Character:</i>	Primarily agricultural.
<i>Residential Suitability Information: (from SLAA)</i>	N/A
<i>Employment Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> The site was promoted following the conclusion of the SLAA.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site has been promoted as a potential strategic site. The site is located in proximity to but some distance from the M54/A5 strategic corridor. Due to the scale of the proposal, it is considered appropriate to consider the site within Stage 3 of the site assessment process.
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>BRD011</b>
<b>Site Address:</b>	Land West of Bridgnorth
<b>Approximate Site Size (Ha):</b>	27.9
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	A large site that lies outside but adjacent to the development boundary. It originates in the south from the A458 adjacent to the Auction Centre/Retail Park and wraps around as far as Hook Farm to the north west of Bridgnorth. In doing so it spans Church Lane. The site is adjacent to SAMDEV sites BRID001 and 020a which lie between this site and the existing built form of Bridgnorth. In character the site is gently undulating and utilised for agricultural purposes with the presence of established trees and hedgerows dividing the component fields.
<b>Surrounding Character:</b>	At the southern end the site borders to its eastern side the auction centre and retail park on the A458. To its northern end is the residential development at and around Hook Farm Road. At its mid point the site lies adjacent to Tasley village. Currently the remainder of the site is bordered by agricultural land but is bordered to its eastern side by two sites BRID001 and 020a which are allocated by SAMDEV for housing.
<b>Residential Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Employment Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site is located in proximity of Bridgnorth. The Economic Growth Strategy identifies the need to "support the cluster of activities and key sectors in Bridgnorth and work with existing companies on future plans".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>BRD030</b>
<b>Site Address:</b>	Tasley Garden Village
<b>Approximate Site Size (Ha):</b>	
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	
<b>General Description:</b>	
<b>Surrounding Character:</b>	
<b>Residential Suitability Information: (from SLAA)</b>	
<b>Employment Suitability Information: (from SLAA)</b>	
<b>Availability Information <sup>1</sup> :</b>	
<b>Achievability/Viability Information:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Assessed with Specific Settlement<sup>2</sup>:</b>	The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
<b>Strategic Suitability<sup>3</sup>:</b>	The site was promoted following the conclusion of the SLAA.
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site is located in proximity of Bridgnorth. The Economic Growth Strategy identifies the need to "support the cluster of activities and key sectors in Bridgnorth and work with existing companies on future plans".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

1, 2, 3 and 4 Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P53b</b>
<i>Site Address:</i>	Land north of the A454 and Swancote, north east of Bridgnorth
<i>Approximate Site Size (Ha):</i>	74.4
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	A large site located to the north east of Bridgnorth. The site consists of a large number of agricultural fields bounded by the A454 to the south and rural lanes to the east and north. The sites western boundary is an agricultural field boundary.
<i>Surrounding Character:</i>	Surrounding uses are predominantly agricultural.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to Stanmore Industrial Estate/The Hobbins.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site was assessed in the context of its potential to contribute to meeting the needs of Bridgnorth. The Economic Growth Strategy identifies the need to "support the cluster of activities and key sectors in Bridgnorth and work with existing companies on future plans".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P54</b>
<b>Site Address:</b>	Land south of the A454 and Swancote, east of Bridgnorth
<b>Approximate Site Size (Ha):</b>	130.8
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	A large site located to the east of Bridgnorth. The site consists of a large number of agricultural fields bounded by the A454 to the north, Broom Lane to the east, the A454 to the west and residential curtilages associated with dwellings at The Hobbins and The Hobbins road.
<b>Surrounding Character:</b>	Character to the east, north and west is predominantly agricultural. To the south character is a mix of residential (The Hobbins), commercial (Stanmore Industrial Estate) and agricultural.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

1, 2, 3 and 4 Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P56</b>
<b>Site Address:</b>	Land at Hermitage Farm, Bridgnorth
<b>Approximate Site Size (Ha):</b>	77.6
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	A large site located to the east of Bridgnorth. The site consists of a large number of agricultural fields bounded by the A458 to the south, A454 to the east, Hermitage Hill to the west, and the B4363 to the north.
<b>Surrounding Character:</b>	Character to the south is predominantly agricultural. Character to the north is a mix of agricultural, woodland and a cemetery. Character to the west is woodland located on Hermitage Hill beyond which are residential dwellings and commercial uses within the settlement of Bridgnorth. Character to the east is a mix of woodland at Stanmore Country Park and agricultural land, beyond which are residential dwellings at The Hobbins and commercial uses at Stanmore Industrial Estate.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P59</b>
<b>Site Address:</b>	Land east of Stanmore Industrial Estate, east of Bridgnorth
<b>Approximate Site Size (Ha):</b>	41.5
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	A generally linear site consisting of a series of agricultural fields to the east of Stanmore and Stanmore Industrial Estate and Stanmore Country Park.
<b>Surrounding Character:</b>	Character to the north, east and south is predominantly agricultural. Character to the west is more diverse, being agricultural to the west of the northern element of the site, commercial uses (associated with Stanmore Industrial Estate) and woodland (associated with Stanmore Country Park) to the west of the central element of the site, and a mix of residential and agricultural uses to the west of the southern element of the site.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to Stanmore Industrial Estate/The Hobbins.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site was assessed in the context of its potential to contribute to meeting the needs of Bridgnorth. The Economic Growth Strategy identifies the need to "support the cluster of activities and key sectors in Bridgnorth and work with existing companies on future plans".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P61</b>
<b>Site Address:</b>	Land south of the A458, Bridgnorth
<b>Approximate Site Size (Ha):</b>	97.2
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	A very large site located to the south of the A458.
<b>Surrounding Character:</b>	Character to the north, south and east is predominantly agricultural, although there is also a caravan site to the north-east of the site. Character to the west is also agricultural beyond which it is commercial.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site was assessed in the context of its potential to contribute to meeting the needs of Bridgnorth. The Economic Growth Strategy identifies the need to "support the cluster of activities and key sectors in Bridgnorth and work with existing companies on future plans".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P63</b>
<b>Site Address:</b>	Land east/north of the River Severn, Bridgnorth
<b>Approximate Site Size (Ha):</b>	61.1
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	A linear site which follows the route of the River Severn to the south of Bridgnorth. The site consists of a series of agricultural fields.
<b>Surrounding Character:</b>	Character to the south east and west is predominantly agricultural. Character to the north is a mix of residential and a caravan park.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. Much of the site is located within flood zones 2 and/or 3.
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site is located in proximity of Bridgnorth. The Economic Growth Strategy identifies the need to "support the cluster of activities and key sectors in Bridgnorth and work with existing companies on future plans".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>STC004</b>
<i>Site Address:</i>	Stanmore Country Park, Stanmore, Bridgnorth
<i>Approximate Site Size (Ha):</i>	33.9
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	The site is an extensive Country Park located to the west of Stanmore Industrial Estate, forming part of the gap between the Estate and the settlement of Bridgnorth. The site was formerly part of the RAF Stanmore Campus.
<i>Surrounding Character:</i>	Character to the west is predominantly agricultural. Character to the north is a mix of commercial uses at Stanmore Industrial Estate and residential dwellings at The Hobbins. Character to the east is a mix of the commercial uses at Stanmore Industrial Estate and agricultural land. Character to the south is predominantly agricultural, however there is also a small group of dwellings and a touring caravan site.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P26</b>
<b>Site Address:</b>	Land north of Junction 3
<b>Approximate Site Size (Ha):</b>	957.8
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	An extensive site consisting of numerous agricultural fields and wooded areas. Although the exact extent of the site is currently undefined, taken at its greatest possible extent it represents a very significant area of countryside within the Green Belt. The site is crossed by three brooks, running approximately north-south. The A41 and a number of minor roads also divide the site. The site benefits from being located to the north of Junction 3 on the M54. The site has previously been promoted for the formation of a series of linked new settlements.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural. However the site does wrap around the settlement of Tong and runs along the southern boundary of the settlement of Tong Norton. The sites southern boundary is defined by the M54 and its focal point is Junction 3 on the M54.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> It is understood that this site has been superseded by site P26 (Amended) Land north of Junction 3 and west of the A41.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. Three brooks run through the site, land either side of these brooks is located in flood zones 2 and/or 3. The site contains and is in proximity of heritage assets including scheduled monuments, listed buildings and a registered park. The site contains and is in proximity of trees subject to TPO protection. The remaining area of the site may still have potential.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P26 (Amended)</b>
<i>Site Address:</i>	Land north of Junction 3 and west of the A41
<i>Approximate Site Size (Ha):</i>	373.0
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	<p>An extensive site consisting of numerous agricultural fields and wooded areas. Although the exact extent of the site is currently undefined, taken at its greatest possible extent it represents a significant area of countryside within the Green Belt. The site is crossed by a two brooks, running approximately north-south.</p> <p>The site is bounded by the A41 to the east and benefits from being located to the north of Junction 3 on the M54. Its northern and western boundaries are not defined.</p> <p>The site has been promoted for the formation of a planned settlement containing around 50ha or employment, around 3,000 dwellings, and a local centre to provide services, facilities and infrastructure.</p>
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural. However the site does wrap around the settlement of Tong and runs along the southern boundary of the settlement of Tong Norton. The sites southern boundary is defined by the M54 and its focal point is Junction 3 on the M54.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable - whilst the site itself has not been directly assessed, the majority of the site did form part of a wider site assessment.
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable - whilst the site itself has not been directly assessed, the majority of the site did form part of a wider site assessment.
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site is located on the M54/A5 strategic corridor.
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.</b>

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>		
<b>Site Reference:</b>	<b>P28 and parts of P30 and P40.</b>	
<b>Site Address:</b>	RAF Cosford	
<b>Approximate Site Size (Ha):</b>	275.0	
<b>Type of Site:</b>	Mixed	
<b>If mixed, percentage brownfield:</b>	Approx. 60%	
<b>General Description:</b>	<p>The site represents the full extent of RAF Cosford. It is divided into four broad areas, these are:</p> <p>The eastern element consists of the accommodation block.</p> <p>The central element consists of the main site (uses on the site are varied but include large format employment units, office based employment, car-parking, other ancillary hardstanding, residential dwellings and public open space and the sports area.</p> <p>The southern element consists of the airfield and associated buildings.</p>	
<b>Surrounding Character:</b>	<p>To the north, east and west the character is predominantly agricultural, although there are also several large rural dwellings on large plots.</p> <p>To the south is agricultural land and a horticultural nursery.</p> <p>The settlement of Albrighton is located to the south east of the site.</p>	
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.	
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.	
<b>Availability Information <sup>1</sup> :</b>	Currently Available (specifically for military use or non-profit making uses)	
<b>Achievability/Viability Information:</b>	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident.</p> <p>Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>	
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>	
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>	
	<b>Strategic Suitability<sup>3</sup>:</b>	<p>Whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.</p> <p>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</p> <p>A brook runs through the site, land either side of this brook is located in flood zones 2 and/or 3.</p> <p>The site contains and is in proximity of heritage assets including a conservation area and listed buildings.</p> <p>The site contains and is in proximity of trees subject to TPO protection.</p> <p>The remaining area of the site may still have potential.</p>
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.	

1, 2, 3 and 4 Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P28 and parts of CFD001, P30 and P40</b>
<b>Site Address:</b>	RAF Cosford
<b>Approximate Site Size (Ha):</b>	293.0
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx 55%
<b>General Description:</b>	<p>The site represents the full extent of RAF Cosford and an area of land promoted by the Midlands Air Ambulance Charity who are one of the occupiers of RAF Cosford.</p> <p>It is divided into four broad areas, these are:</p> <p>The eastern element consists of the accommodation block.</p> <p>The central element consists of the main site (uses on the site are varied but include large format employment units, office based employment, car-parking, other ancillary hardstanding, residential dwellings and public open space and the sports area.</p> <p>The north-western element which has been specifically promoted for a new headquarters for the Midlands Air Ambulance Charity.</p> <p>The southern element consists of the airfield and associated buildings.</p>
<b>Surrounding Character:</b>	<p>To the north, east and west the character is predominantly agricultural, although there are also several large rural dwellings on large plots.</p> <p>To the south is agricultural land and a horticultural nursery.</p> <p>The settlement of Albrighton is located to the south east of the site.</p>
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.
<b>Availability Information <sup>1</sup> :</b>	Currently Available (specifically for military use or non-profit making uses)
<b>Achievability/Viability Information:</b>	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident.</p> <p>Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.</b>

1, 2, 3 and 4 Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P28</b>
<b>Site Address:</b>	RAF Cosford Main Site, Cosford
<b>Approximate Site Size (Ha):</b>	77.6
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 75%
<b>General Description:</b>	This site consists of the built form and associated open spaces within the main RAF Cosford Campus. Uses on the site are varied but include large format employment units, office based employment, car-parking, other ancillary hardstanding, residential dwellings and public open space (including an outdoor stadium). The extent of the site is defined by the A41 to the east; the railway line to the south; Neachley Lane to the west; and Long Lane to the north.
<b>Surrounding Character:</b>	Character to the north and west is predominantly agricultural. To the east beyond the A41 lies an accommodation area which forms part of the wider RAF Cosford. Character to the south is defined by the RAF Cosford airfield and associated infrastructure.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Currently Available (specifically for military use or non-profit making uses)
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> It is understood that this site has been superseded by site (P28 and parts of P30 and P40 / P28 and parts of CFD001, P30 and P40) RAF Cosford.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P29</b>
<b>Site Address:</b>	Land either side of Neachley Lane, Cosford
<b>Approximate Site Size (Ha):</b>	297.0
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 1%
<b>General Description:</b>	An extensive site containing numerous agricultural fields, wooded areas and a number of large rural dwellings on large plots. Two brooks run through the site. The sites boundaries are defined by the Railway line and the RAF Cosford campus to the south, the A41 to the east, the M54 to the north, and a brook to the west.
<b>Surrounding Character:</b>	To the north and west the character is predominantly agricultural. To the south and east is the RAF Cosford campus and airfield along with further agricultural fields.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. A brook runs through the site, land either side of this brook is located in flood zones 2 and/or 3. The site contains and is in proximity of heritage assets including a conservation area and listed buildings. The site contains and is in proximity of trees subject to TPO protection. The remaining area of the site may still have potential.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P30</b>
<b>Site Address:</b>	Land east of the A41, Cosford
<b>Approximate Site Size (Ha):</b>	111.5
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 35%
<b>General Description:</b>	The site is divided into three elements. The northern element consists of agricultural land either side of a brook and wraps around a number of large rural dwellings on large plots. The central element consists of a military campus (part of the wider RAF Cosford) which contains a mix of commercial and residential uses. The third element consists of further agricultural fields.
<b>Surrounding Character:</b>	Character to the north and east is predominantly agricultural. Character to the west is split between agricultural and a military campus (RAF Cosford). Character to the south is also predominantly agricultural, although there is also a garden centre in this area.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Currently Available (much of the site is specifically for military use or non-profit making uses)
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> It is understood that much of this site has been superseded by site (P28 and parts of P30 and P40 / P28 and parts of CFD001, P30 and P40) RAF Cosford. The remaining area is divided into sites which in isolation are either less than 25ha or there is uncertainty about their availability.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. A brook runs through the site, land either side of this brook is located in flood zones 2 and/or 3. The site contains and is in proximity of heritage assets including a conservation area and listed buildings. It is understood that much of the southern element of the site is located within a safeguarding zone associated with the operation of the airfield at RAF Cosford. The remaining area of the site may still have potential.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P40</b>
<i>Site Address:</i>	RAF Cosford Airfield, Cosford
<i>Approximate Site Size (Ha):</i>	239.1
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	Approx. 30%
<i>General Description:</i>	A large varied site consisting of Cosford Airfield, units and landscaping ancillary to the airfield and RAF Museum Cosford. Boundaries are defined by the railway line to the north, the A41/Old Worcester Road/Kennel Lane to the east, the A464 to the south, and a brook to the west.
<i>Surrounding Character:</i>	Character to the east, west and south is predominantly agricultural. Character to the north is a mix of agricultural and the RAF Cosford campus. The settlement of Albrighton is located to the south east of the site.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Currently Available (specifically for military use or non-profit making uses)
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> It is understood that much of this site has been superseded by site P28 and parts of P30 and P40 / P28 and parts of CFD001, P30 and P40) RAF Cosford. The remaining area is divided into sites which in isolation are either less than 25ha or there is uncertainty about their availability.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. A brook runs through the site, land either side of this brook is located in flood zones 2 and/or 3. The remaining area of the site may still have potential.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>HDL017</b>
<i>Site Address:</i>	Land west of Hadnall
<i>Approximate Site Size (Ha):</i>	31.34
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A large site consisting of a series of agricultural fields to the west of Hadnall. Site boundaries are defined by a combination of the railway line to the west, property curtilages and roads to the south and east, and roads
<i>Surrounding Character:</i>	Surrounding character is a mix of residential and agricultural.
<i>Residential Suitability Information: (from SLAA)</i>	N/A
<i>Employment Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Community Hub.
	<b>Strategic Suitability<sup>3</sup>:</b> The site was promoted following the conclusion of the SLAA.
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Hadnall. The site is located in proximity of Hadnall. Hadnall is located on the A49 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>IRN001</b>
<b>Site Address:</b>	Former Ironbridge Power Station Site
<b>Approximate Site Size (Ha):</b>	136.0
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 30%
<b>General Description:</b>	The site consists of the former ironbridge power station site and ancillary land. Site boundaries are defined by the extent of the power station site (eastern portion) and agricultural field boundaries (western portion).
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural/woodland. However there are also small pockets of residential dwellings in proximity of the site.
<b>Residential Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Employment Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

1, 2, 3 and 4 Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>LUD004</b>
<i>Site Address:</i>	Lower Barns Farm, South of Ludlow
<i>Approximate Site Size (Ha):</i>	62.7
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	The site is south of the built form and the development boundary of Ludlow. The River Teme wraps around the border on the north and east side. There are some minor roads running through the site between the retail stores and the dwellings, from east to west. The site is otherwise all agricultural, with the only access off Overton Road to the west.
<i>Surrounding Character:</i>	The site is partly surrounded by the River Teme, with the built form of Ludlow to the north beyond the river. Otherwise the site is surrounded by agricultural land, with some residential the west side on Lower Barns Road, with a water reclamation works to the south.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> A small portion of the site is located within flood zones 2 and/or 3. The site is more closely associated with the settlement of Ludford than Ludlow.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site is located in proximity of Ludlow. Ludlow is located on the A49 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>LUD041</b>
<i>Site Address:</i>	Land to the North of Sheet Road Development Site, Ludlow
<i>Approximate Site Size (Ha):</i>	26.0
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	This predominantly level site comprises a large tract of open agricultural land directly to the north of the Ludlow Ecopark Business Estate and Park and Ride. The site is bounded to the west by the A49. It is immediately adjacent to the Development Boundary.
<i>Surrounding Character:</i>	To the north and east the site is bounded by agricultural land and associated development. To the south is the Ludlow Park& Ride car park. To the immediate west of the site is the A49 on the opposite side at this point being employment development.
<i>Residential Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Employment Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Ludlow. Ludlow is located on the A49 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>MDR046</b>
<b>Site Address:</b>	East of Maer Lane and North of the A53, Market Drayton
<b>Approximate Site Size (Ha):</b>	38.2
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	A large site located to the north of the A53 and north east of Market Drayton. The site consists of a series of agricultural fields.
<b>Surrounding Character:</b>	Character to the north and east is rural. Character to the south is predominantly residential. Character to the east is a mix of rural and land allocated for employment development.
<b>Residential Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Employment Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Market Drayton. Market Drayton is located on the A41 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

1, 2, 3 and 4 Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>MDR049</b>
<i>Site Address:</i>	North of the A53 and Greenfield Sportsfield, Market Drayton
<i>Approximate Site Size (Ha):</i>	34.5
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	This large site is formed of four fields currently used for agricultural purposes. The site is gently undulating, sloping gently upwards the east. Situated to the northern side of the A53 to the north of Market Drayton the site is adjacent to but outside of the development boundary.
<i>Surrounding Character:</i>	The land surrounding the site to the north of the A53 is currently in agricultural use. Land to the south of the A53 opposite the site is allocated for residential development.
<i>Residential Suitability Information: (from SLAA)</i>	N/A
<i>Employment Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> The site was promoted following the conclusion of the SLAA.
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Market Drayton. Market Drayton is located on the A41 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>MOR012</b>
<i>Site Address:</i>	Land between Weston and Morda
<i>Approximate Site Size (Ha):</i>	45.4
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	A very large site consisting of numerous agricultural fields located between Weston and Morda. The southern element of the site contains a large pond and surrounding land is relatively boggy. The site is bounded by the A483 to the east; Weston Road to the north; Sunnyside (B5069) to the west; an access track to the pond and the pond itself to the south west and a wooded belt the south east.
<i>Surrounding Character:</i>	Surrounding land uses include agricultural uses to the south, south west and east. Commercial/employment land to the north east. Residential dwellings to the north west. A mix of public open space, a football ground, agricultural land and a depot to the north.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> The site is more closely associated with the built form of Morda than Oswestry.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site is in proximity of Morda and Oswestry. Oswestry is located on the A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>OSW060</b>
<i>Site Address:</i>	Land south of Whittington Road, Oswestry
<i>Approximate Site Size (Ha):</i>	27.4
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	Large strategic employment allocation consisting of a series of agricultural fields to the east of the A5 and south of the A495.
<i>Surrounding Character:</i>	Character to the south and east is agricultural. Character to the north is a mix of agricultural and commercial. Character to the west is primarily urban fringe and residential.
<i>Residential Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Employment Suitability Information: (from SLAA)</i>	Currently Suitable
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Oswestry. Oswestry is located on the A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>RED006</b>
<b>Site Address:</b>	Rednal Industrial Estate, Rednal
<b>Approximate Site Size (Ha):</b>	26.6
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approximately 28%
<b>General Description:</b>	The site consists of an industrial estate, surrounding landscaping and agricultural fields. The industrial estate consists of former RAF buildings associated with the adjacent airfield. Site boundaries are defined by access roads and field boundaries.
<b>Surrounding Character:</b>	Surrounding land uses include commercial buildings, rural dwellings, the airfield and agricultural land.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> Sites isolated location.
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site is located at Rednal. Rednal is located in proximity to, but off the A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

1, 2, 3 and 4 Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>RUY020</b>
<b>Site Address:</b>	Land at Brownhill, Ruyton XI Towns
<b>Approximate Site Size (Ha):</b>	28.9
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	10 agricultural fields outside development boundary on E and S edge of village. Currently in agricultural use for arable or pasture also includes number of modern agricultural buildings. Fields 9 and 10 separate from main area (fields 1 - 8) and almost entirely within floodplain of River Perry so have been excluded from this assessment. Site has residential development to the north along B4397 and to the west along Little Ness Road; to and east is further agricultural land. Boundaries are clearly defined with residential properties to north; by hedgerows/trees/fences and Little Ness Road to west; boundaries to south and east also made up of trees and hedgerows although for some sections there were no physical boundaries. Site has a short road frontage and current vehicle access with Little Ness Road and other vehicle access from B4397 in the north-east portion of the site. Pedestrian and cycle access via the same point to the B4397 and established network.
<b>Surrounding Character:</b>	Residential ribbon development along B4397 to north open countryside to east, south and south-west.
<b>Residential Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Employment Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Ruyton XI Towns. Ruyton XI Towns is located in proximity to, but off the A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P10</b>
<b>Site Address:</b>	Land north of Priorslee Road and south of Haughton Road, west of Shifnal
<b>Approximate Site Size (Ha):</b>	95.2
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	A very large and irregularly shaped site consisting of a significant number of agricultural fields; a leisure park focused on a number of large ponds used for fishing; and Wesley Brook and its environs. The site is located to the west of Shifnal.
<b>Surrounding Character:</b>	Character to the north, south and west is predominantly agricultural, although there is a motel to the west of the site. Character to the east is predominantly residential. The site wraps around Haughton Hall which is a hotel and event/conference centre.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. A portion of the site is located in flood zones 2 and/or 3. The remaining area of the site may still have potential.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P16</b>
<b>Site Address:</b>	Land at Lodgehill Farm, Shifnal
<b>Approximate Site Size (Ha):</b>	25.2
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	A large irregularly shaped site consisting of a series of agricultural fields separated from the built form of the settlement by an adjacent agricultural field to the north of the site. The western boundary of the site is defined by Wesley Brook.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural. However houses along Park Lane are located to the north east of the site.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P17a</b>
<b>Site Address:</b>	Land south of Priorslee Road and north of the railway line, Shifnal
<b>Approximate Site Size (Ha):</b>	34.0
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	A linear site consisting of a large number of agricultural fields, which projects out into the countryside from Shifnal.
<b>Surrounding Character:</b>	Character to the north, west and south is predominantly agricultural. Character to the east and south east is predominantly residential.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. Two elements of the site contain identified outdoor sports facilities. The remaining area of the site may still have potential.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>P17b</b>
<b>Site Address:</b>	Land at Custard Castle, Shifnal
<b>Approximate Site Size (Ha):</b>	30.1
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	The site consists of three agricultural fields located to the north of Shaw Lane and south of the railway line.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural. However there are several rural dwellings/farmhouses on large plots in proximity of the site, including Custard Castle which is surrounded by the site.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHF017</b>
<b>Site Address:</b>	Lodge Hill, South West of Shifnal
<b>Approximate Site Size (Ha):</b>	35.7
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	Large greenfield site to the south west of Shifnal. The site consists of a series of agricultural fields that lie adjacent to the south western development boundary of Shifnal. The site is divided into three components by the A4169 and Wesley Brook (and associated environs). The site is located in the Green Belt.
<b>Surrounding Character:</b>	To the north west; south west and south east are agricultural fields. To the north east are residential dwellings within the settlement of Shifnal.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHF018c</b>
<i>Site Address:</i>	Land to the North East of Shifnal
<i>Approximate Site Size (Ha):</i>	79.5
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	Large site to the north east of Shifnal. The site consists of a number of fields in agricultural use and a number of wooded areas. The site is defined by Coppice Green Lane to the west; the M54 to the north; Upton Lane to the east; and Stanton Road to the south.
<i>Surrounding Character:</i>	Land to the east, south and north (beyond the M54) is agricultural. Land to the west is predominantly open space, however there is an area of land to the north west which is currently being built out as residential development.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHF018d</b>
<i>Site Address:</i>	Land to the East of Shifnal
<i>Approximate Site Size (Ha):</i>	25.2
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	The site comprises three agricultural fields to the east of Shifnal.
<i>Surrounding Character:</i>	Surrounding land uses are predominantly agricultural.
<i>Residential Suitability Information: (from SLAA)</i>	N/A
<i>Employment Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> The site was promoted following the conclusion of the SLAA.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

1, 2, 3 and 4 Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>		
<b>Site Reference:</b>	<b>SHF024</b>	
<i>Site Address:</i>	Land located to the south of Junction 4 of the M54	
<i>Approximate Site Size (Ha):</i>	32.8	
<i>Type of Site:</i>	Greenfield	
<i>If mixed, percentage brownfield:</i>	0%	
<i>General Description:</i>	Large site located to the south of Junction 4 on the M54. The site consists of five agricultural fields and a wooded area.	
<i>Surrounding Character:</i>	Land to the south and east of the site is predominantly agricultural. Land to the west consists of a mixed use employment area. Land to the north includes a motorway service station and agricultural fields.	
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable	
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable	
<i>Availability Information <sup>1</sup> :</i>	Currently Available	
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.	
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>	
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>	
	<b>Strategic Suitability<sup>3</sup>:</b>	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to the settlement of Telford.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site is located adjacent to Telford. Telford is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.	

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHF034</b>
<b>Site Address:</b>	Lodge Hill, Shifnal
<b>Approximate Site Size (Ha):</b>	70.0
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	<p>A large area of land consisting of a number of agricultural fields located adjacent to the south and south-west boundary of Shifnal. The site is divided into four distinct areas by the railway line, A4169 and Park Lane. site boundaries are defined by a combination of roads, residential curtilages and agricultural field boundaries. The site is located within the Green Belt.</p> <p>It consists of a series of sites (specifically P15b, P16a, P17a, SHF017 and SHF019) previously assessed individually and subsequently re-promoted in combination.</p> <p>The combined sites was identified as a preferred area of safeguarded land within the Preferred Sites Consultation of the ongoing Local Plan Review.</p>
<b>Surrounding Character:</b>	Character to west, south and east is predominantly agricultural. Character to the north is predominantly residential.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable - whilst the site itself has not been directly assessed, the components of the site have been.
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable - whilst the site itself has not been directly assessed, the components of the site have been.
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident.</p> <p>Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHF035</b>
<b>Site Address:</b>	Land at Upton Lane, Shifnal
<b>Approximate Site Size (Ha):</b>	46.0
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	<p>A large site consisting of several agricultural fields and two large fishing ponds located to the south-east of Shifnal. The site is divided into two distinct elements by Upton Lane. Land to the west of Upton Lane primarily consists of the two large fishing ponds and their environs. Land to the east of Upton Lane is primarily agricultural.</p> <p>Site boundaries are defined by the railway line to the north, the A464 to the south and agricultural field boundaries to east and west.</p>
<b>Surrounding Character:</b>	Character to east and west is primarily agricultural. Character to the north is a mix of agricultural and commercial. Character to the west is a mix of agricultural, residential and open space.
<b>Residential Suitability Information: (from SLAA)</b>	N/A
<b>Employment Suitability Information: (from SLAA)</b>	N/A
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> The site was promoted following the conclusion of the SLAA.
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

1, 2, 3 and 4 Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHF037</b>
<i>Site Address:</i>	Land to the North East of Shifnal
<i>Approximate Site Size (Ha):</i>	73.2
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	A large irregularly shaped site consisting of a series of agricultural fields located to the north-east of Shifnal. Site boundaries are primarily defined by roads and agricultural field boundaries.
<i>Surrounding Character:</i>	Character to the north, east and south is predominantly agricultural. Character to the west is a mix of residential, agricultural and open space.
<i>Residential Suitability Information: (from SLAA)</i>	N/A
<i>Employment Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> The site was promoted following the conclusion of the SLAA.
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR057</b>
<b>Site Address:</b>	Land West of Gains Park Way, Shrewsbury
<b>Approximate Site Size (Ha):</b>	51.5
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	Large greenfield site outside but adjacent to development boundary on west of Shrewsbury between Gains Park development and A5 bypass. Currently in agricultural use for mix of grazing, fodder and arable crops. Contains original but still operational Corner Farm (Oak Farm now in parcel SHR177) and associated buildings and The Yews individual property. Site has road frontage onto Gains Park Way, Mytton Oak Road and Corner Farm Drive with existing vehicle access off Corner Farm Drive. Site has clearly defined boundaries to the west with A5 bypass, east with Gains Park Way and south with Mytton Oak Rd; northern boundary is with Shrewsbury West SUE. Boundaries mostly trees and hedgerows some established and mature. Site has scattered trees throughout some mature but no TPO/Veteran trees recorded on site. Site is bisected by significant area within flood zones 2 and 3 - approx. 11% of site.
<b>Surrounding Character:</b>	Residential to east - Gains Park, agricultural to south and west and Shrewsbury SUE to north.
<b>Residential Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Employment Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup> :</b>	Not Currently Available - likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Strategic Centre.
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR058</b>
<i>Site Address:</i>	Land at Sundorne Castle, east of Shrewsbury
<i>Approximate Site Size (Ha):</i>	34.7
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	<p>Large greenfield site to east of Shrewsbury outside but not adjacent to development boundary. Site currently in agricultural use for grazing and fodder crops. Site contains number of listed buildings associated with Sundorne Castle and number of residential properties. Also contains extensive area of filled ground on western boundary along line of canal arm, now heavily wooded with many established trees.</p> <p>Site is irregular shape and boundaries not always clearly defined.</p> <p>Site has road frontage onto Newport Rd (B5062) and existing vehicle access; pedestrian access is difficult as no existing pavement or footway. To the south of site is Shrewsbury Rugby Club, to the west is agricultural land and a solar farm; to the east and north is agricultural land. Site also contains Sundorne Pool Local Wildlife Site and significant area in flood zones 2 and 3 approx. 22% of site. The south-western corner of the site is also bisected by 33kv overhead lines.</p>
<i>Surrounding Character:</i>	Surrounding uses are primarily agricultural, although there is a solar farm to the north-west and outdoor sports facilities to the south-east.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> <p>In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate size and the strategic assessment has not identified a significant constraint).</p> <p>Approximately 22% of the site is located within flood zones 2 and/or 3.</p> <p>The site contains part of a Local Wildlife Site.</p> <p>The site contains 5 grade 2 listed buildings.</p> <p>The remaining area of the site may still have potential.</p>
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> <p>The site is located in proximity of Shrewsbury.</p> <p>The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR105</b>
<b>Site Address:</b>	Golf Course, Oteley Road, Shrewsbury
<b>Approximate Site Size (Ha):</b>	35.0
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 15%
<b>General Description:</b>	<p>Site on southern edge of town within development boundary. Currently municipal golf course. Site bisected by Shrewsbury - Ludlow rail line and A5112 Hazeldine Way. Managed golf course appearance with parcel on eastern edge of site in agricultural use.</p> <p>Rea Brook forms the northern boundary and also runs through site - Local Nature Reserve. Site contains a number of mature trees and established hedgerows. The site boundaries are clearly defined by the Rea Brook to the north and west; by B4380 Otely Rd to the south and with Sutton Grange to the east.</p> <p>Road frontage to B4380 access to existing established footpath links. Shropshire Way long distance path, Rea Brook LNR and other PROWs cross the site. Relatively flat site with some undulations but steep river terrace on north-western boundary.</p>
<b>Surrounding Character:</b>	Residential to west, north and east. Agricultural to the east. To the south is the B4380 and meole Brace retail park, STFC football stadium and mixed agricultural land. To the south-west is a fitness gym and pitch and putt site.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> Much of the site is an identified outdoor sports facility; natural/semi-natural open space; or amenity green space. Elements of the site are also located within flood zones 2 and/or 3.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site is located in proximity of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR109</b>
<b>Site Address:</b>	Land at Cross Hill (West of Cross Hill Farm; North of Hencott Farm; East of Railway), Shrewsbury
<b>Approximate Site Size (Ha):</b>	50.7
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	Large area of agricultural land to the west of and separated from the development boundary. Adjoining Shrewsbury - Chester rail line south of Hencott Pool SSSI/Ramsar/LWS. No obvious access or road frontage. Western boundary with rail line; Southern boundary with track to Hencott Farm; Eastern and Northern boundaries comprise hedgerow and trees with adjacent agricultural land. Veteran trees also present on site.
<b>Surrounding Character:</b>	Primarily agricultural. Hencott Pool SSSI/Ramsar site adjacent to north.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Not Currently Available - likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR157</b>
<b>Site Address:</b>	Land south of the A5, The Day House, Nobold, Shrewsbury
<b>Approximate Site Size (Ha):</b>	42.7
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	<p>Large site to the west of and adjacent to Shrewsbury A5 bypass forming an irregular area stretching from Shrewsbury-Aberystwyth rail line to A488. Site comprises a number of fields used for pasture/fodder crops with some arable land. Some remnant hedgerow boundaries and established trees separating fields internally. Clear boundaries with rail line and A5 bypass with established trees on the latter; remaining boundaries to east and west are not clearly defined apart from short stretch along A488.</p> <p>Site has road frontage and potential access onto A488 by 'Twomile Houses' approx. 250m from junction on A5 bypass. Pedestrian access is very poor as there are no existing network or footways.</p> <p>Site is isolated from any development by road and rail line, over 500m to nearest residential development and over 1500m to nearest facilities in Hanwood.</p>
<b>Surrounding Character:</b>	Agricultural land; village of Hanwood is approximately 1.5km to the west and the edge of Shrewsbury is approximately 1 - 1.5km to the east.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Strategic Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR157VAR</b>
<b>Site Address:</b>	Land south of the A5, The Day House, Nobold, Shrewsbury
<b>Approximate Site Size (Ha):</b>	63.5
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	<p>Large site to the west of and adjacent to Shrewsbury A5 bypass, stretching from Shrewsbury-Aberystwyth rail line to A488. Site comprises a number of fields used for pasture/fodder crops with some arable land. Some remnant hedgerow boundaries and established trees separating fields internally. Clear boundaries with rail line, A5 bypass (established trees along the boundary) A488 and line of the former railway sidings.</p> <p>Site has road frontage and potential access onto A488. Pedestrian access is very poor as there are no existing network or footways.</p> <p>Site is isolated from any development by road and rail line.</p>
<b>Surrounding Character:</b>	Agricultural land; village of Hanwood is approximately 1.5km to the west and the edge of Shrewsbury is approximately 1 - 1.5km to the east.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable - whilst the site itself has not been directly assessed, the majority of the site did form part of a site assessment.
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable - whilst the site itself has not been directly assessed, the majority of the site did form part of a site assessment.
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident.</p> <p>Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR158</b>
<i>Site Address:</i>	Land at Upper Edgebold, Shrewsbury
<i>Approximate Site Size (Ha):</i>	75.5
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	Large irregular shaped greenfield site outside but adjacent to development boundary on western edge of Shrewsbury urban area bordered by A5 bypass on western side. Site comprises 5 agricultural fields currently used for grazing/fodder/arable crops and farmhouse/complex of Upper Edgebold. Southern boundary of site is with Hanwood Road (A488) and Mount Edgebold Farm; Northern with SC freehold area identified as future burial facility off Mytton Oak Road and with Ashleigh Farm; Eastern boundary with allocated site 'Land at Bowbrook' (SHREW030/R) and agricultural land. Site has road frontage and potential access off Hanwood Road (A488) and potentially from A5 bypass. Site boundaries are defined by adjacent road routes and established trees/hedgerows - some scattered. Site is isolated from urban area currently but will have connection when allocated site completed.
<i>Surrounding Character:</i>	Agricultural land and road routes.
<i>Residential Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Employment Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR166</b>
<i>Site Address:</i>	Land to the north of the railway line; west of the A49; and east and south of the river severn, Shrewsbury
<i>Approximate Site Size (Ha):</i>	43.3
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	<p>Large greenfield site outside development boundary east of River Severn bounded by river to east and north, A49 bypass to west and Shrewsbury-Wolverhampton rail line to south.</p> <p>Site is landlocked but has boundary with A49 bypass nor is their current access. Pedestrian and cycle access not currently possible.</p> <p>Site boundaries defined by hedgerows /trees with A49 bypass and railway. Site boundary on west is arbitrary line drawn to avoid flood zone although element of site is still within zones 2 and 3.</p> <p>Site is separated from urban area by river and has not well related to existing settlement.</p>
<i>Surrounding Character:</i>	Agricultural land and riparian zone.
<i>Residential Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Employment Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident.</p> <p>Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	<p>The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury.</p> <p>The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

1, 2, 3 and 4 Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR174</b>
<i>Site Address:</i>	Land West of Ellesmere Road, Shrewsbury
<i>Approximate Site Size (Ha):</i>	93.2
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	Approx. 1%
<i>General Description:</i>	Large site consisting of a number of agricultural fields; the Hencott Wood/Pool wildlife site; and Crosshill Farm to the north of Shrewsbury - west of Ellesmere Road.
<i>Surrounding Character:</i>	Character to the north and west is agricultural. Character to the south is primarily agricultural and residential. Character to the east is primarily residential.
<i>Residential Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Employment Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

1, 2, 3 and 4 Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR176</b>
<b>Site Address:</b>	North of Preston Street, Shrewsbury
<b>Approximate Site Size (Ha):</b>	29.4
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 2%
<b>General Description:</b>	<p>Large greenfield site outside but adjacent to development boundary on eastern edge of Shrewsbury between built form and River Severn. Currently in agricultural use for arable/fodder crops and also contains Weir Hill farm and associated buildings and small site of mobile homes. Site does not have clear road frontage but has junction with and access via Preston Street. Cycle and pedestrian access also via Preston Street to established network.</p> <p>Boundaries with established residential to west; River Severn to east; Shrewsbury- Wolverhampton rail line to north; Robertsford Cottages and access track and further agricultural land to south. Boundaries are clearly defined and also defined by established trees and hedgerows in parts especially in north and south. Site is bordered by existing residential land and allocated site SHREW027 to south so would be well related to settlement and extend built form to river.</p>
<b>Surrounding Character:</b>	Agricultural and residential.
<b>Residential Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Employment Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup> :</b>	Not Currently Available - likely to become so
<b>Achievability/Viability Information:</b>	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Strategic Centre.
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR181</b>
<i>Site Address:</i>	Land south west of Ellesmere Road Roundabout, Shrewsbury
<i>Approximate Site Size (Ha):</i>	42.4
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	Large greenfield site outside but adjacent to development boundary on the western edge of the settlement. Flat site currently in use for arable/fodder crops. Bounded to north by Huffley Lane and site SHR174; to west by further agricultural land; to south by Hencott Pool SSSI and RAMSAR site and further agricultural land; and to east by Ellesmere Road and then residential development. Boundaries defined to north and east by road network and to west and south by field boundaries consisting of established trees and hedgerows. Site also contains mature trees and hedgerows and small pond in the north-west corner. Site has road frontage and vehicle access to both Ellesmere Road and Huffley Lane. Cycle and pedestrian access via both roads to existing established network.
<i>Surrounding Character:</i>	Agricultural and residential.
<i>Residential Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Employment Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information <sup>1</sup> :</i>	Not Currently Available - likely to become so
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Strategic Centre.
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR190</b>
<i>Site Address:</i>	Land west of Nobold, Shrewsbury
<i>Approximate Site Size (Ha):</i>	37.0
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	Large greenfield site outside development boundary to west of Shrewsbury. Currently in agricultural use for grazing/pasture. Site is surrounded by further agricultural land and has boundaries with residential properties in Nobold on south-eastern corner. Site boundaries defined mixture by hedges, trees and fencing. Site has limited road frontage with Nobold Lane in the south-eastern corner and access from surfaced track to Day House farm. No pedestrian access; cycle links via Nobold Lane to existing network.
<i>Surrounding Character:</i>	Agricultural.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR192</b>
<i>Site Address:</i>	Day House Farm, North of A5, south west of Shrewsbury
<i>Approximate Site Size (Ha):</i>	34.8
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	Large greenfield site to west of Shrewsbury, outside the development boundary. Site currently in agricultural use for grazing/pasture and fodder crops. Site includes current Day House farm complex and associated buildings. Site is bounded by A5 bypass to west, Newton Farm and farmland to north and further agricultural land to east and south. Site boundaries are not always clearly defined but mixture of hedgerows, trees and fences. Site has road frontage to A5 bypass but otherwise none other and is accessed via surfaced track from Nobold Lane. No pedestrian access; cycle access via Nobold Lane to existing network.
<i>Surrounding Character:</i>	Agricultural land.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Strategic Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR196</b>
<b>Site Address:</b>	Land at Nobold House, Shrewsbury
<b>Approximate Site Size (Ha):</b>	32.0
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 5%
<b>General Description:</b>	Greenfield site to west of Shrewsbury part adjacent to the development boundary. Site is currently in general agricultural use primarily for grazing and fodder crops, although landscape has parkland appearance for much of site. Site has 2 distinct parcels: smaller northern section to north of Hanwood Road comprising farmland and a farm complex of Oakfield's and residential property of Oakfield's. South of Hanwood Road and west of Nobold Lane is a larger element comprised of land around and properties of Nobold House and Nobold House Cottage. Site also includes part of site of brickworks and former clay pit off Hanwood Road. Site is bounded by Nobold Lane to east; access track to Day House Farm to south; farmland to west and north; and the north-eastern corner with residential estate development. Site boundaries are defined by established trees and hedgerows with some additional fencing in places. Site contains many established trees and hedgerows for amenity value and as internal boundaries, also includes sizeable pond in southern portion of site. Site has road and vehicle access to Nobold Lane and Hanwood Road. Pedestrian and cycle links via both to existing established network.
<b>Surrounding Character:</b>	Agricultural and open space; residential to north-east.
<b>Residential Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Employment Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site is located in proximity of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR197</b>
<b>Site Address:</b>	Land south east of Battlefield Roundabout, Shrewsbury
<b>Approximate Site Size (Ha):</b>	32.8
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	0%
<b>General Description:</b>	Large greenfield site adjacent to development boundary on north-eastern corner of Shrewsbury. Currently in agricultural use for grazing/fodder crops. Site is split into 5 distinct fields, sub-divided by established trees and hedgerows. Site is bounded by agricultural land and A53 to north, further agricultural land to east and south and by the A49 bypass and residential development to the west. Site boundaries are comprised largely of established trees and hedgerows on all sides and site also contains a number of small ponds. Site has road frontage and vehicle access onto A53. There are no pedestrian links currently and cycle access is via A53 to established network.
<b>Surrounding Character:</b>	Agricultural and residential.
<b>Residential Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Employment Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Strategic Centre.
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

1, 2, 3 and 4 Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR198</b>
<i>Site Address:</i>	Land north east of the Livestock Market and north east of Shrewsbury
<i>Approximate Site Size (Ha):</i>	48.9
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	The site consists of a series of agricultural fields located to the north east of the Livestock Market and north of the A53.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural, with the exception of the adjacent livestock market/employment site and a small number of rural dwellings.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b> The site was assessed in Stage 3 of the site assessment process in association with a Strategic Centre.
	<b>Strategic Suitability<sup>3</sup>:</b> In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHR219</b>
<i>Site Address:</i>	Land north of A5, south west of Shrewsbury
<i>Approximate Site Size (Ha):</i>	82.6
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	Large greenfield site to west of Shrewsbury outside development boundary. Site currently in agricultural use for grazing/pasture and fodder crops. Site includes current Day House farm complex and associated buildings. Site is bounded by the A5 bypass to south and west; Roman Road (footpath) for much of the north (the remainder is defined by field boundaries); and field and property boundaries to the east. Site has road frontage to A5 bypass; a via surfaced track from Nobold Lane; and small portion of Nobold Lane.
<i>Surrounding Character:</i>	Much of the surrounding land is in agricultural use. The settlement of Nobold is located adjacent to the sites eastern boundary.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>SHH002</b>
<i>Site Address:</i>	Land at Stanton on Hine Heath
<i>Approximate Site Size (Ha):</i>	46.1
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	A very large site located to the north of Stanton on Hine Heath. The site consists of two large agricultural fields divided by an agricultural lane. Site boundaries are defined in part by agricultural field boundaries, an agricultural lane, Booley Road, property boundaries and are in part undefined, running through fields.
<i>Surrounding Character:</i>	Surrounding land uses are primarily agricultural, although the sites southern boundary abuts Stanton on Hine Heath.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> Sites isolated location.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site is located in proximity to Stanton on Hine Heath. Stanton on Hine Heath is not located on a strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>BNT002</b>
<i>Site Address:</i>	Clive Barracks, Tern Hill
<i>Approximate Site Size (Ha):</i>	71.7
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	Approx. 75%
<i>General Description:</i>	The site consists of the Clive Barracks MOD Facility and ancillary land. Boundaries are in the majority well defined by the extent of the MOD facility.
<i>Surrounding Character:</i>	Surrounding character is a mix of agricultural, residential and defence (Tern Hill Airfield).
<i>Residential Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Employment Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information <sup>1</sup> :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b>
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>
	The Economic Growth Strategy identifies the opportunity associated with Clive Barracks, Tern Hill which is located on the A41 strategic corridor.
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>WAH006</b>
<i>Site Address:</i>	Land at Wattlesborough
<i>Approximate Site Size (Ha):</i>	88.3
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	A very large, irregularly shaped site consisting of a series of agricultural fields. Site boundaries are primarily formed by agricultural field boundaries, roads and property curtilages.
<i>Surrounding Character:</i>	Surrounding uses are primarily agricultural, apart from the residential properties of Wattleborough Heath and rural dwellings in the wider countryside.
<i>Residential Suitability Information: (from SLAA)</i>	Not Suitable
<i>Employment Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information <sup>1</sup> :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> Sites isolated location.
	<b>Economic Growth Strategy Contribution<sup>4</sup>:</b> The site is located in proximity to Wattlesborough. Wattlesborough is not located on a strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

<b>Strategic Sites Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>WIC010</b>
<b>Site Address:</b>	Bridgemere Garden Centre, north of Woore
<b>Approximate Site Size (Ha):</b>	25.50
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approximately 40%
<b>General Description:</b>	A large isolated site that is currently used as a garden centre and other retail outlets. The site has other associated development including car parking etc. The site straddles the Shropshire / Cheshire boundary.
<b>Surrounding Character:</b>	The surrounding area is agricultural in nature.
<b>Residential Suitability Information: (from SLAA)</b>	Not Suitable
<b>Employment Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.  To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Assessed with Specific Settlement<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> Sites isolated location.
<b>Economic Growth Strategy Contribution<sup>4</sup>:</b>	The site is located north of Woore, straddling the Shropshire/Cheshire border. It is not located on a strategic corridor.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

<sup>1, 2, 3 and 4</sup> Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

**Strategic Sites**  
**Stage 3 Detailed Site Review:**  
**Site Assessments**