

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
ALV001	Land to south of Bridge Road, Alveley	Alveley	23.62	709	9.45	This is a large irregularly shaped site to the South of Alveley village consisting of a number of adjoining fields which are defined by hedgerow boundaries. Whilst predominately agricultural in character, there is limited residential development to the Eastern side consisting of a detached residential property with generous curtilage. The northern part of the site is enclosed by residential development (mainly off Bridge Road and Greenway Road and associated cul-de-sacs) which forms the settlement edge. Site includes ALV011 - Land S of Bridge Road; ALV009 Land adjacent to the Cleckars	The northern portion of the site is enclosed by modern residential development which forms Alveley settlement edge. To the south the aspect is more rural with agricultural land adjoining and the fishing pool complexes associated with Townsend Farm and Pool Hall.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for open market residential development. There is a current planning application for an affordable housing development in the north western part of the site which is proposed to be accessed off Meadowbrook Close cul-de-sac which adjoins the site to the West. The outcome of this application would therefore need to be taken into account. The site is also subject to heritage, environmental and/or physical constraints. For instance access to the site could be established off the A442 or the road to the west side but the suitability of such an access would need to take into account existing residential properties and is subject to highway approval. Similarly footpath connections to the north are restricted by the need to cross the watercourse. The site is in proximity of a conservation area; scheduled monument; and one or more listed buildings, as such development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. There is a number of TPO's in or proximity of the site; therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for employment development. There is a current planning application for an affordable housing development in the north western part of the site which is proposed to be accessed off Meadowbrook Close cul-de-sac which adjoins the site to the West. The outcome of this application would therefore need to be taken into account. The site is also subject to heritage, environmental and/or physical constraints. For instance access to the site could be established off the A442 or the road to the west side but the suitability of such an access would need to take into account existing residential properties and is subject to highway approval. Similarly footpath connections to the north are restricted by the need to cross the watercourse. The site is in proximity of a conservation area; scheduled monument; and one or more listed buildings, as such development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. There is a number of TPO's in or proximity of the site; therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
ALV002	Land off Cooks Cross, Alveley	Alveley	2.96	89	1.18	This large, sloping site lies in Green Belt to the North east of Alveley village directly adjoining modern residential development. It is predominately agricultural in character but includes a large residential property and curtilage to the west and further property to the north of the parcel. There are significant trees and tree belts to the south of the site.	The main built form of Alveley lies to the South. Whilst mainly rural, agricultural with a large farm directly to the north west of the site with tree belt screens there is a concentration of buildings to the north and west of the site. There are some clusters of residential development, a large warehouse (potato delivery facility) to the west & pub, carpark, bowls green and allotments to the East.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for open market residential development. The site is subject to some heritage and environmental constraints but there are no known significant physical constraints or barriers to servicing the site subject to establishment of an appropriate access and the need for the development layout to take account of existing residential properties. The site is in proximity of a listed building, as such development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 500m of an Ancient Woodland site, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for employment development. The site is subject to some heritage and environmental constraints but there are no known significant physical constraints or barriers to servicing the site subject to establishment of an appropriate access and the need for the development layout to take account of existing residential properties. The site is in proximity of a listed building, as such development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 500m of an Ancient Woodland site, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.
ALV003	Land north of Cooks Cross, Alveley	Alveley	1.27	38	0.51	Roughly rectangular parcel of land which lies in Green Belt to the North of Alveley village directly adjoining modern residential development. It is predominately agricultural in character, enclosed by hedgerows with a significant tree belt to the western site.	The main built form of Alveley lies to the South. Whilst mainly rural, agricultural with a tree belt screens there is a concentration of buildings to the east of the site. There are some clusters of residential development (Turley Green) & a large warehouse (potato delivery facility) to the East.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for open market residential development. The site is subject to some physical, heritage and environmental constraints. For instance development layout would need to take account of existing residential properties. Access to the site exists but there are restricted points for alternative access & the suitability of any such an access is subject to highway approval. The site is in proximity of a listed building, as such development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 500m of an Ancient Woodland site, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for employment development. The site is subject to some physical, heritage and environmental constraints. For instance development layout would need to take account of existing residential properties. Access to the site exists but there are restricted points for alternative access & the suitability of any such an access is subject to highway approval. The site is in proximity of a listed building, as such development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 500m of an Ancient Woodland site, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.
ALV004	Land north of Birch Grove, Alveley	Alveley	3.89	117	1.56	Roughly rectangular parcel of land which lies in Green Belt to the North of Alveley village directly adjoining modern residential development to the south/south east. It is predominately agricultural in character, enclosed by hedgerows with abutting residential curtilage boundaries. To the western boundary a watercourse is lined by trees.	Mainly rural agricultural with the developed edge of the village to the South	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for open market residential development. The site is subject to some physical, heritage and environmental constraints. For instance there is a stream to the western boundary and associated flood zone, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Development layout would need to take account of existing residential properties. Access to the site exists but there are restricted points for alternative access & the suitability of any such an access is subject to highway approval. It is understood that a gas main and main sewer cross the site, this will require due consideration. The site is in proximity of a listed building and conservation area, as such development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 500m of an Ancient Woodland site, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for employment development. The site is subject to some physical, heritage and environmental constraints. For instance there is a stream to the western boundary and associated flood zone, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Development layout would need to take account of existing residential properties. Access to the site exists but there are restricted points for alternative access & the suitability of any such an access is subject to highway approval. It is understood that a gas main and main sewer cross the site, this will require due consideration. The site is in proximity of a listed building and conservation area, as such development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 500m of an Ancient Woodland site, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.
ALV005	Land north of Honeybourne Road, Alveley	Alveley	4.37	131	1.75	Roughly rectangular parcel of land which lies in Green Belt to the North of Alveley village directly adjoining modern residential development to the south. It is predominately agricultural in character, enclosed by hedgerows with abutting residential curtilage boundaries. To the eastern boundary a watercourse is lined by trees. The western side is bounded by a narrow country road	Mainly rural agricultural with the developed edge of the village to the South	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for open market residential development. The site is subject to some physical, heritage and environmental constraints. For instance there is a stream to the eastern boundary and associated flood zone providing a physical constraint, this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Development layout would need to take account of existing residential properties. Access to the site exists but as field access onto a narrow country road, suitability of any access is subject to highway approval. It is understood that a gas main crosses the site, this will require due consideration. The site is in proximity of a listed building and conservation area, as such development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within 500m of an Ancient Woodland site, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is also within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for employment development. The site is subject to some physical, heritage and environmental constraints. For instance there is a stream to the eastern boundary and associated flood zone providing a physical constraint, this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Development layout would need to take account of existing residential properties. Access to the site exists but as field access onto a narrow country road, suitability of any access is subject to highway approval. It is understood that a gas main crosses the site, this will require due consideration. The site is in proximity of a listed building and conservation area, as such development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within 500m of an Ancient Woodland site, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is also within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.



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ALV006	Land north of Daddlebrook Road, Alveley	Alveley	1.35	41	0.54	A rectangular parcel of land which lies in Green Belt to the North East of Alveley village directly adjoining modern residential development to the West. It forms part of a larger field with no eastern boundary delineating the promoted site from the broader area (including adjoining promoted site ALV007). It is predominately agricultural in character, partly enclosed by hedgerows with abutting residential curtilage boundaries to the west. The southern side is adjoins and is bounded by Daddlebrook Road	Mixed character. Mainly rural agricultural to the North with the developed edge of the village to the West and South & bowling green (with associated facilities) directly to the NW	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for open market residential development. The site is subject to some physical, heritage and environmental constraints. For instance the development layout would need to take account of existing residential properties. There is currently no access to the site and the suitability of any proposed access would be subject to highway approval. The site is also in proximity of a listed building, as such development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for employment development. The site is subject to some physical, heritage and environmental constraints. For instance the development layout would need to take account of existing residential properties. There is currently no access to the site and the suitability of any proposed access would be subject to highway approval. The site is also in proximity of a listed building, as such development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
ALV007	Land west of A442, Alveley	Alveley	1.05	32	0.42	A rectangular parcel of land which lies in Green Belt to the North East and at the entrance to Alveley village off the A442. It forms part of a larger field (adjoining promoted site ALV006) with no western boundary delineating the promoted site from the broader area. It is predominately agricultural in character, partly enclosed by hedgerows with road boundaries to the southern and eastern sides, Daddlebrook Road & A442 respectively. The southern side adjoins and is bounded by Daddlebrook Road with an existing access off this road.	Mixed character. Mainly rural agricultural to the North with the developed edge of the village to the West and South & bowling green (with associated facilities) directly to the N.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for open market residential development. The site is subject to some physical, heritage and environmental constraints. For instance the development layout would need to take account of existing residential properties. There is currently no access to the site and the suitability of any proposed access would be subject to highway approval. The site is also in proximity of a listed building, as such development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for employment development. The site is subject to some physical, heritage and environmental constraints. For instance the development layout would need to take account of existing residential properties. There is currently no access to the site and the suitability of any proposed access would be subject to highway approval. The site is also in proximity of a listed building, as such development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
ALV009	Land Adjacent to The Cleckars, Alveley	Alveley	1.41	42	0.56	A compact, roughly rectangular low lying parcel of land which lies in Green Belt to the South East of Alveley village off the A442. It is predominately agricultural in character, partly enclosed by hedgerows with residential & A442 road boundaries to the northern and eastern sides respectively. The eastern side adjoins and is bounded by the A442 with an existing access off this shared with the access drive to the dwelling The Cleckars.	Mixed character. Mainly rural agricultural to the West with the developed edge of the village to the North and the large residential dwelling curtilage to The Cleckars immediately to the SW.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for open market residential development. The site is subject to some physical and environmental constraints. For instance the suitability of any proposed access would be subject to highway approval. There is also a group TPO in proximity of the site, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Suitable	As the site is located outside a development boundary and within the Green Belt, it is unsuitable for employment development. The site is subject to some physical and environmental constraints. For instance the suitability of any proposed access would be subject to highway approval. There is also a group TPO in proximity of the site, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
ALV010	Club House, Alveley	Alveley	0.23	7	0.09	Compact site at the entrance to Alveley village off Daddlebrook Road. It adjoins the recreation ground and the site is currently occupied by an existing social club building and associated buildings, parking & access. The site adjoins the A442 with access via Button Hall Close off the A442.	The site is adjoined by the residential development and village hall, play area, recreation ground and facilities.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Whilst the site is located within the built form of Alveley, this settlement is considered countryside for policy purposes. Consequently suitable open market residential development is limited to the conversion of the existing building, where the building is of a design and form which is of merit for its heritage/landscape value, minimal alteration or rebuilding is required to achieve the development and the conversion scheme would respect the significance of the heritage asset, its setting and the local landscape character, subject to material considerations. Other forms of open market residential dwellings on the site would be contrary to policy. However as Alveley has been identified as a proposed Community Hub the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is in proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Whilst the site is located within the built form of Alveley, this settlement is considered countryside for policy purposes. Consequently suitable employment development is limited to the conversion of the existing building, where the building is of a design and form which is of merit for its heritage/landscape value, minimal alteration or rebuilding is required to achieve the development and the conversion scheme would respect the significance of the heritage asset, its setting and the local landscape character, subject to material considerations or small scale rural enterprise and diversification schemes. However as Alveley has been identified as a proposed Community Hub the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is in proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
ALV011	Land South of Bridge Road, Alveley	Alveley	2.32	70	0.93	This half moon shape site lies to the SE of Alveley adjoining and tucked within the gap between existing residential areas. It forms part of site ALV001. It is predominately agricultural in character, enclosed by hedgerows with some more mature trees particularly to the eastern side along the boundary watercourse. A number of these are protected by a tree preservation order	The site is adjoined and enclosed by modern residential development to the northern, western and eastern extent opening up to countryside lying to the south east.	Not Suitable	As the site is located outside a development boundary and within the Green Belt, it is unsuitable for open market residential development. There is a current planning application for an affordable housing development in the north western part of the site which is proposed to be accessed off Meadowbrook Close cul-de-sac which adjoins the site to the West. The outcome of this application would therefore also need to be taken into account. The site is subject to some physical, heritage and environmental constraints. For instance a small watercourse to the north eastern boundary will require due consideration. A right of way crosses the site, this will require due consideration. The suitability of any access to the site (for which there is limited options) is subject to highway approval. Development layout would need to take account of existing residential properties. The site is in proximity of a listed building and conservation area, as such development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. There are also a number of TPO's in or proximity of the site; therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Suitable	As the site is located outside a development boundary and within the Green Belt, it is unsuitable for employment development. There is a current planning application for an affordable housing development in the north western part of the site which is proposed to be accessed off Meadowbrook Close cul-de-sac which adjoins the site to the West. The outcome of this application would therefore also need to be taken into account. The site is subject to some physical, heritage and environmental constraints. For instance a small watercourse to the north eastern boundary will require due consideration. The suitability of any access to the site (for which there is limited options) is subject to highway approval. Development layout would need to take account of existing residential properties. A right of way crosses the site, this will require due consideration. The site is in proximity of a listed building and conservation area, as such development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. There are also a number of TPO's in or proximity of the site; therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.



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ALV012	West of The Rectory, Vicarage Bank, Alveley	Alveley	1.52	45	0.61	The site consists of a series of agricultural fields located to the west of Alveley. The northern portion of the site contains an agricultural barn.	Character to north is predominantly agricultural. Character to the west is also primarily agricultural, although there is a large dwelling (the Old Vicarage) on a large plot immediately to the west of the southern portion of the site. Character to the south is a mix of agricultural and large rural dwellings on large lots. Character to the east is a mix of agricultural and residential.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for open market residential development. The site is subject to some physical, heritage and environmental constraints. For instance the suitability of any proposed access would be subject to highway approval. The site is located within a conservation area and in proximity of a number of listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is located in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is also located in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for employment development. The site is subject to some physical, heritage and environmental constraints. For instance the suitability of any proposed access would be subject to highway approval. The site is located within a conservation area and in proximity of a number of listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is located in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is also located in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.
ALV013	Warehouse Site, Turley Green, Alveley	Alveley	0.83	25	0.33	A large rectangular flat site which lies in Green Belt to the North of Alveley village off Cooks Cross. The site is occupied by large storage buildings with extensive area of hardstanding used for lorry parking and storage and distribution activities associated with the site occupant, a potato merchant. It is enclosed and screened by hedgerows with residential properties adjoining to the North/North East and across the road to the SW. The site has a road frontage and wide accesses off Cooks Cross Road to the SW.	Character to east and west is predominantly agricultural. Character to north is a mix of residential and agricultural. Character to south is predominantly residential.	Not Suitable	As the site is located outside any settlement development boundary and within the Green Belt, it is unsuitable for open market residential development. The site is subject to some physical, heritage and environmental constraints. For instance the suitability of any proposed access would be subject to highway approval. The site is occupied by a potato storage and distribution business with extensive areas of hardstanding and large storage buildings on the site, this will require due consideration. The site is somewhat separated from the settlement of Alveley by other land, this will require due consideration. The site is located within proximity of a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also located in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.	Not Suitable	The site is located outside any settlement development boundary. The site is located within the Green Belt. As a brownfield site employment development may be appropriate where it would not have a greater impact on the openness of the Green Belt than the existing development. Other forms of employment development would be contrary to policy. The site is subject to some physical, environmental and heritage constraints. For instance the suitability of any proposed access would be subject to highway approval. The site is occupied by a potato storage and distribution business with extensive areas of hardstanding and large storage buildings on the site, this will require due consideration. The site is somewhat separated from the settlement of Alveley by other land, this will require due consideration. The site is located within proximity of a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also located in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.
P47	Land at Hall Close Farm, Alveley	Alveley	3.80	114	1.52	The site consists of a large rural dwelling and its curtilage; another dwelling/annexe (conversion of an existing granary); and surrounding agricultural fields.	Character to south, east and west is predominantly agricultural. Character to north is a mix of agricultural and residential.	Not Suitable	The site is located outside any settlement development boundary. The site is located within the Green Belt. Consequently it is not in an appropriate location for open market residential development. Furthermore the site is subject to physical and heritage constraints. For instance whilst the site is adjacent to dwellings within the built form of Alveley, its relationship with the built form of the settlement will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site contains a listed building (grade 2 listed: Hall Close). The site is also in proximity of a conservation area and other listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Not Suitable	The site is located outside any settlement development boundary. The site is located within the Green Belt. Consequently it is not in an appropriate location for employment development. Furthermore the site is subject to physical and heritage constraints. For instance whilst the site is adjacent to dwellings within the built form of Alveley, its relationship with the built form of the settlement will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site contains a listed building (grade 2 listed: Hall Close). The site is also in proximity of a conservation area and other listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.
P71	Land east of the A442, Alveley	Alveley	23.23	697	9.29	A very large parcel of land consisting of numerous agricultural fields located to the east of the A442 and development located along the A442.	Character to the south and east is primarily agricultural. Character to the north is primarily residential. Character to the north is residential, beyond which it is agricultural.	Not Suitable	The site is located outside any settlement development boundary. The site is located within the Green Belt. Consequently it is not in an appropriate location for open market residential development. Furthermore the site is subject to physical, environmental and heritage constraints. For instance the site is very large and separated from the built form of the settlement by the A442, its relationship with the built form of the settlement will therefore require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is in proximity of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	The site is located outside any settlement development boundary. The site is located within the Green Belt. Consequently it is not in an appropriate location for employment development. Furthermore the site is subject to physical, environmental and heritage constraints. For instance the site is very large and separated from the built form of the settlement by the A442, its relationship with the built form of the settlement will therefore require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is in proximity of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
P75	Land at Country Park Lane, Alveley	Alveley	8.49	255	3.40	The site consists of two agricultural fields located to the south and east of Country Park Lane.	Character to the south is predominantly agricultural. Character to the west is a mix of agricultural and open space (Severn Valley Country Park). Character to the north and east is a mix of agricultural and residential.	Not Suitable	The site is located outside any settlement development boundary. The site is located within the Green Belt. Consequently it is not in an appropriate location for open market residential development. Furthermore the site is subject to physical, environmental and heritage constraints. For instance the site is adjacent to the Severn Valley Country Park, forming much of the gap between the park and Alveley, this will require due consideration. The ability to provide an appropriate access is unclear. Country Park Lane is unlikely to be an appropriate point of access. Ultimately any proposed access is subject to highway approval. The site contains a listed building (grade 2 listed: Barn north of Hall Close). The site is also in proximity of a conservation area and other listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.	Not Suitable	The site is located outside any settlement development boundary. The site is located within the Green Belt. Consequently it is not in an appropriate location for employment development. Furthermore the site is subject to physical, environmental and heritage constraints. For instance the site is adjacent to the Severn Valley Country Park, forming much of the gap between the park and Alveley, this will require due consideration. The ability to provide an appropriate access is unclear. Country Park Lane is unlikely to be an appropriate point of access. Ultimately any proposed access is subject to highway approval. The site contains a listed building (grade 2 listed: Barn north of Hall Close). The site is also in proximity of a conservation area and other listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
P76	Land south of Vicarage Bank, Alveley	Alveley	5.70	171	2.28	The site consists of a series of agricultural fields located to the west of Alveley.	Character to south and west is predominantly agricultural. Character to the east is predominantly residential. Character to the north is a mix of residential and agricultural.	Not Suitable	The site is located outside any settlement development boundary. The site is located within the Green Belt. Consequently it is not in an appropriate location for open market residential development. Furthermore the site is subject to physical, environmental and heritage constraints. For instance the ability to provide an appropriate access is subject to highway approval. Part of the site is located within a conservation area and the remainder of the site is in proximity of this conservation area. The site is also in proximity of listed buildings. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. The site is in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Suitable	The site is located outside any settlement development boundary. The site is located within the Green Belt. Consequently it is not in an appropriate location for employment development. Furthermore the site is subject to physical, environmental and heritage constraints. For instance the ability to provide an appropriate access is subject to highway approval. Part of the site is located within a conservation area and the remainder of the site is in proximity of this conservation area. The site is also in proximity of listed buildings. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. The site is in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
P79	Land north of St Mary's Church, Alveley	Alveley	10.05	302	4.02	The site consists of a series of agricultural fields and a disused quarry (now a SSSI) to the north-west of Alveley.	Character to north and west is predominantly agricultural. Character to the east and south is a mix of agricultural and residential.	Not Suitable	The site is located outside any settlement development boundary. The site is located within the Green Belt. Consequently it is not in an appropriate location for open market residential development. Furthermore the site is subject to physical, environmental and heritage constraints. For instance the site contains a SSSI, therefore development on this site and within an appropriate buffer is likely to have an adverse effect on one or more SSSI's, and as such is contrary to national policy. The ability to provide an appropriate access is subject to highway approval. Part of the site is located within a conservation area and the remainder of the site is in proximity of this conservation area. The site is also in proximity of listed buildings. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. The site is in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is also in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.	Not Suitable	The site is located outside any settlement development boundary. The site is located within the Green Belt. Consequently it is not in an appropriate location for employment development. Furthermore the site is subject to physical, environmental and heritage constraints. For instance the site contains a SSSI, therefore development on this site and within an appropriate buffer is likely to have an adverse effect on one or more SSSI's, and as such is contrary to national policy. The ability to provide an appropriate access is subject to highway approval. Part of the site is located within a conservation area and the remainder of the site is in proximity of this conservation area. The site is also in proximity of listed buildings. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. The site is in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is also in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.
BNP003	Village Hall playing fields, Baschurch	Baschurch	2.37	71	0.95	Playing and sports fields adjacent to village hall and development boundary. Currently used as playing pitches and open space. Site is adjacent to village hall and secondary school and playing fields to W and has agricultural land to E and S; N is allocated housing site BAS035. Boundaries are clearly defined with adjacent development or otherwise by established hedgerows. Site has road frontage and current vehicle access from Eyton Lane. Pedestrian and cycle access via Eyton Lane to existing established network.	Agricultural and open countryside.	Not Suitable	The site is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However, the site is in the majority an identified outdoor sports facility. As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The ability to provide an appropriate access into the site would be subject to highway comments regarding access onto Eyton Lane. The site is also within 300m of a Conservation Area. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	The site is located outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is in the majority an identified outdoor sports facility. As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The ability to provide an appropriate access into the site would be subject to highway comments regarding access onto Eyton Lane. The site is also within 300m of a Conservation Area. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BNP005	Land north of Eyton Lane, adjoining the Village Hall, Baschurch	Baschurch	1.37	41	0.55	Playing and sports fields adjacent to village hall and development boundary. Currently used as playing pitches and open space. Site is adjacent to village hall and secondary school and playing fields to W and has agricultural land to E and S; N is further playing field land and allocated housing site BAS035. Boundaries are clearly defined with adjacent development or otherwise by established hedgerows. Site has road frontage and current vehicle access from Eyton Lane. Pedestrian and cycle access via Eyton Lane to existing established network.	Agricultural and open countryside.	Not Suitable	The site is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However, the site is in the majority an identified outdoor sports facility. As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The ability to provide an appropriate access into the site would be subject to highway comments regarding access onto Eyton Lane. The site is also within 300m of a Conservation Area. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	The site is located outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is in the majority an identified outdoor sports facility. As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The ability to provide an appropriate access into the site would be subject to highway comments regarding access onto Eyton Lane. The site is also within 300m of a Conservation Area. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BNP006	School Playing Fields, Baschurch	Baschurch	3.80	114	1.52	Playing fields to rear of Corbet School (secondary) containing hard surface games courts, cricket practice facilities etc. Greenfield site outside but adjacent to development boundary to NW of settlement. Site is currently recreational use by secondary school although not in SC ownership. Site has boundary with secondary school to S and residential to W and NW; to N is allocated housing site BAS035; to E with village playing fields. Defined boundaries with built development to E and S and by trees and hedgerows on N and W. Site has no road frontage and vehicle access is currently through school. Pedestrian and cycle access via Eyton Lane to existing established network.	Open space, residential and school development	Not Suitable	The site is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However, the site is in the majority an identified outdoor sports facility. As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Furthermore the site appears to be landlocked, with no obvious highway frontage or location to provide an access. The site is also within 300m of a Conservation Area and one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	The site is located outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is in the majority an identified outdoor sports facility. As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Furthermore the site appears to be landlocked, with no obvious highway frontage or location to provide an access. The site is also within 300m of a Conservation Area and one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BNP007	Land North-East of Wheatland's Estate, Baschurch	Baschurch	3.03	91	1.21	Greenfield site outside but adjacent to development boundary to rear of Kings Drive. Site currently in agricultural use. Site has residential development of Wheatland's estate to E and agricultural land to N, W, and S. Boundaries are clearly defined with residential properties to E and by trees and hedgerows to N and S; boundary to W is not clearly defined. Site does not have road frontage and current vehicle access is not obvious, although access could be via Kings Drive estate in future. Pedestrian and cycle access via Wheatland's estate to existing established network.	Agricultural and residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway access. The site is also within 300m of a Conservation Area and some Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding access. The site is also within 300m of a Conservation Area and some grade 2 listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP008	Land south of Nobold, Baschurch	Baschurch	4.43	133	1.77	Greenfield site outside but adjacent to development boundary on W side of settlement. Site is currently in agricultural use as rough grazing. Site has residential development to N, E, SE and NW and agricultural use to SW and S. Site boundaries are clearly defined by hedgerows and trees on N, W, and S boundaries and by fencing to E on road frontage. Site has watercourse along W boundary. Site has road frontage to NE with Nobold and to E with Shrewsbury Rd. Vehicle access is currently via Shrewsbury Rd. Pedestrian and cycle access also via Shrewsbury Rd or Nobold to existing established network.	Mix of residential and agricultural land	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway access. The site is also within 300m of a Conservation Area and grade 2 and 2* listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding access. The site is also within 300m of a Conservation Area and grade 2 and 2* listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP009	Land north of The Mount, Baschurch	Baschurch	10.12	304	4.05	Large greenfield site outside and away from development boundary and built form of village. Site is currently in agricultural use for arable crops. Site is surrounded by farmland in active agricultural use with 2 single dwellings on S and W corners of site. Site boundaries are clearly defined by Shrewsbury-Chester rail line on W boundary, hedgerows and scattered trees on N and S boundaries and road to Weston Lullingfields on W boundary. Site has road frontage and vehicle access to Weston Lullingfields Rd. Pedestrian and cycle access via same road however site is some distance from village and no pavement present.	Agricultural use/farmland	Not Suitable	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway access. The site is also within 300m of a Conservation Area and grade 2 listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Suitable	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding access. The site is also within 300m of a Conservation Area and grade 2 listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP010	Land east of Old Farm Cottage, Baschurch	Baschurch	0.41	12	0.16	Site currently in agricultural use as small, paddock and for rough grazing. Outside but adjacent to development boundary and containing part of conservation area. Site has agricultural use to N, E and S and residential use to W. Element of site contains redundant agricultural buildings. Site boundaries are clearly defined by neighbouring properties and trees/hedgerows apart from N boundary which is not discernible on the ground. Site does not have road frontage but vehicle access is via driveway from Shrewsbury Rd. Pedestrian and cycle access via Shrewsbury Rd to existing established network.	Mixed agricultural and residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. If the policy position changes, the site may become suitable. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. Part of the site is located within a Conservation Area, therefore development of is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. Consequently employment development on the site would currently be contrary to policy unless need for and benefit of the development can be demonstrated and the proposal is of a suitable scale. However, the site may have long term potential, subject to policy requirements and/or policy changes. The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. Consequently employment development on the site would currently be contrary to policy unless need for and benefit of the development can be demonstrated and the proposal is of a suitable scale. However, the site may have long term potential, subject to policy requirements and/or policy changes. Part of the site is located within a Conservation Area, therefore development of is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP011	Ivy Patch, Prescott, Baschurch	Baschurch	0.24	7	0.10	Part brownfield site 70% within development boundary. Site includes property (Ivy Patch) garden area and paddock in use as rough grazing. Site is within conservation area. Site has residential properties to N and W and agricultural land to S and E. Boundaries are clearly defined on all sides with neighbouring residential properties and by trees and hedgerows with adjacent farmland. Site does not have road frontage but vehicle access is via surfaced driveway from Shrewsbury Rd. Pedestrian and cycle access via Shrewsbury Rd to existing established network.	Farmland and residential	Currently Suitable - Subject to Further Detailed Assessment	That part of the site within the development boundary is suitable for development subject to an assessment of the impact on the Conservation Area. The remainder of site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development would currently be contrary to policy. If the policy position changes, the site may become suitable. The site is located within a Conservation Area therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of two Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Access should be possible via surfaced track but its suitability is dependant on comments from SC Highways Dept.	Currently Suitable - Subject to Further Detailed Assessment	That part of the site within the development boundary is suitable for development subject to an assessment of the impact on the Conservation Area. The remainder of site is located adjacent to but outside of the settlement development boundary. Consequently employment development on this part of the site would currently be contrary to policy unless need for and benefit of the development can be demonstrated and the proposal is of a suitable scale. However, the site may have long term potential, subject to policy requirements and/or policy changes. The site is located within a Conservation Area therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of two Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Access should be possible via surfaced track but its suitability is dependant on comments from SC Highways Dept.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BNP012	Land adjacent to old farm cottage, Baschurch	Baschurch	0.57	17	0.23	Site currently in agricultural use as small, paddock and for rough grazing. Outside but adjacent to development boundary and containing part of conservation area. Site has agricultural use to N, E and S and residential use to W. W element of site contains redundant agricultural buildings. Site boundaries are clearly defined by neighbouring properties and trees/hedgerows. Site does not have road frontage but vehicle access is via driveway from Shrewsbury Rd. Pedestrian and cycle access via Shrewsbury Rd to existing established network.	Mixed agricultural and residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway access. The site is also contains part of a Conservation Area. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of a Listed Building. Development is subject to an assessment of impact on the significance of the setting of the listed building where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. Consequently employment development on the site would currently be contrary to policy unless need for and benefit of the development can be demonstrated and the proposal is of a suitable scale. However, the site may have long term potential, subject to policy requirements and/or policy changes. The site is also contains part of a Conservation Area. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of a Listed Building. Development is subject to an assessment of impact on the significance of the setting of the listed building where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP014	Newtown Garage, Baschurch	Baschurch	0.24	7	0.10	Brownfield site within development boundary. Currently in use as car/motor service and repair garage and associated car parking/storage with convenience store to S and residential on all other sides. Boundaries clearly defined by neighbouring properties and roads. Site has road frontage and vehicle access to Shrewsbury Rd. W portion of site included in Conservation Area. Pedestrian and cycle access via Shrewsbury Rd to existing established network.	Residential	Currently Suitable - Subject to Further Detailed Assessment	Site is suitable for residential development subject to brownfield remediation issues and any site contamination as a result of previous use history. The site is also contains part of a Conservation Area. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of a Listed Building. Development is subject to an assessment of impact on the significance of the setting of the listed building where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	Site is suitable for continued suitable and appropriate employment use subject to brownfield remediation issues, any site contamination as a result of previous use history and impact on neighbouring residential properties and uses. The site is also contains part of a Conservation Area. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of a Listed Building. Development is subject to an assessment of impact on the significance of the setting of the listed building where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP017	Land north of the B4397, adjoining Stony Yard, Baschurch	Baschurch	18.23	547	7.29	Large greenfield site outside but adjacent to development boundary on N side of settlement. Site is currently in agricultural use for arable crops. Site has residential development of Baschurch, Stoney Yard exceptions site and B4397 on S boundary and agricultural farmland on other 3 sides. Boundaries comprised trees and hedgerows on W and N boundaries and open boundaries with roads on S and E sides. Site has extensive road frontage on W, E and S boundaries and current vehicle access via lane to Stanwardine. Cycle and Pedestrian access via pavement and B4397 to existing established network. Part of S element of site subject to application in 2016 for 20 dwellings refused and dismissed due to inappropriate location, pattern of development and conflict with adopted plan.	Predominantly agricultural and open countryside except residential development to S.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway and pedestrian access. The site is also within 300m of a Conservation Area and grade 2 listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of a Wildlife Site. Development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding access. The site is also within 300m of a Conservation Area and grade 2 listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of a Wildlife Site. Development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP021	Land to the south of Eyton Lane, Baschurch	Baschurch	12.43	373	4.97	Greenfield site outside but adjacent to development boundary. Site lies to S of Eyton Lane opposite village hall and site BNP003. Site is adjoined by agricultural land to S, N and W with village hall and playing fields to N and residential estate development to W. Site boundaries are comprised of poorly maintained hedgerows with gaps on N, E, and S boundaries. Site has road frontage and current highway access to Eyton Lane. Pedestrian and cycle access via Eyton Lane to existing established network.	Agricultural and mix of residential/community development	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding access and traffic implications onto Eyton Lane. The site is also within 300m of a Conservation Area and grade 2 listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding access and traffic implications onto Eyton Lane. The site is also within 300m of a Conservation Area and grade 2 listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP022	Land east of Kings Drive, Baschurch	Baschurch	2.01	60	0.80	Greenfield site outside but adjacent to development boundary to rear of Kings Drive. Site currently in agricultural use. Site has residential development of Wheatland's estate to E and agricultural land to N, W, and S. Boundaries are clearly defined with residential properties to E and by trees and hedgerows to N and S; boundary to W is not clearly defined. Site does not have road frontage and current vehicle access is not obvious, although access could be via Kings Drive estate in future. Pedestrian and cycle access via Wheatland's estate to existing established network.	Agricultural and residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway access. The site is also within 300m of a Conservation Area and Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding access. The site is also within 300m of a Conservation Area and grade 2 listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BNP023	Land to the west side of Shrewsbury Road, Baschurch	Baschurch	2.36	71	0.94	Greenfield site outside but adjacent to development boundary on W side of settlement. Site is currently in agricultural use as rough grazing. Site has residential development to N, E, SE and NW and agricultural use to SW and S. Site boundaries are clearly defined by hedgerows and trees on N W, and S boundaries and by fencing to E on road frontage. Site has road frontage to NE with Nobold and to E with Shrewsbury Rd. Vehicle access is currently via Shrewsbury Rd. Pedestrian and cycle access also via Shrewsbury Rd or Nobold to existing established network.	Mix of residential and agricultural land	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway access. The site is also within 300m of a Conservation Area and grade 2 and 2* listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding access. The site is also within 300m of a Conservation Area and grade 2 and 2* listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP024	Land to the north side of Milford Road, Baschurch	Baschurch	3.07	92	1.23	Large greenfield site outside but adjacent to development boundary on W of settlement. Currently in agricultural use for arable/fodder crops. Site adjoins allocated site BAS017 to E and recent residential development to S at Prescott Equestrian Centre. Site has further agricultural land to N and W. Site has hedgerow boundaries to W, N and S but no discernible boundary to E. Site has road frontage and current vehicle access to Milford Rd. Pedestrian and cycle access via Milford Rd although no pavement currently on Milford Rd.	Mixed residential and agricultural	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway access and junction capacity with Shrewsbury Rd. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding highway access and junction capacity with Shrewsbury Rd. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP030X	Admiral Duncan Inn, Newtown	Baschurch	0.1	3	0.04						
BNP031X	Land south of Ivy Patch	Baschurch	0.2	6	0.07						
BNP033	Land north of Greenways, Walford Road, Baschurch	Baschurch	1.23	37	0.49	Greenfield site outside but adjacent to development boundary S end of settlement. Currently in agricultural use as paddock/grazing land. Site has residential properties on W boundary and wraps around individual property of Greenways on S boundary. Further agricultural uses to N, E, and W. Boundaries appear to be clearly defined around most of site by established hedgerows and trees with possible exception of NW corner where appears to be arbitrary line. Site has road frontage and current vehicle access to B5067. Pedestrian and cycle access via B5067 to existing established network although no pavement currently along this stretch of B5067.	Agricultural with some residential to W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. If the policy position changes, the site may become suitable. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. The site is located within a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. Consequently employment development on the site would currently be contrary to policy unless need for and benefit of the development can be demonstrated and the proposal is of a suitable scale. However, the site may have long term potential, subject to policy requirements and/or policy changes. The site is located within a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP034a	Land off Station Road, Baschurch	Baschurch	2.64	79	1.05	Mixed site, mostly greenfield including properties of Marne House and Holly View - approx. 7% brownfield. Site outside but adjoining development boundary at N end of settlement. Currently in agricultural use for grazing/fodder crops and residential use. Residential to N and W and agricultural use currently to S and E. However S is allocated site BAS035 and E are pp 14/02286/OUT & 17/02174/REM for 48 dwellings. Site does not have road frontage as such, current vehicle access is via access for Holly View to Station Rd. Pedestrian and cycle access via same access to Station Rd and existing established links. Site boundaries are clearly defined by hedgerows and trees on all sides also hedgerows within site marking internal field boundaries.	Residential and agricultural	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. If the policy position changes, the site may become suitable. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. The site is within 300m of a Conservation Area and one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. Consequently employment development on the site would currently be contrary to policy unless need for and benefit of the development can be demonstrated and the proposal is of a suitable scale. However, the site may have long term potential, subject to policy requirements and/or policy changes. The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. Consequently employment development on the site would currently be contrary to policy unless need for and benefit of the development can be demonstrated and the proposal is of a suitable scale. However, the site may have long term potential, subject to policy requirements and/or policy changes. The site is within 300m of a Conservation Area and one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BNP035	Land to East of Prescott Fields, Baschurch	Baschurch	1.16	35	0.46	Greenfield site outside but adjoining development boundary on E side of settlement. Currently in agricultural use for arable/fodder crops. Site has residential estate development of Prescott Fields to W and agricultural uses to N E and S although S is SAMDev allocated housing site BAS025. Site has defined boundaries with residential use to W and hedgerows/trees to S but N and E boundaries are not discernible appear to be arbitrary lines. Site is accessed via surface track from Shrewsbury Rd but has no road frontage. Pedestrian and cycle access also via track to Shrewsbury Rd and then to existing established network	Residential and agricultural	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway access. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding access. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP036	Rear Prescott Court, off Perryfield Road, Baschurch	Baschurch	1.91	57	0.76	Greenfield site outside and not adjoining development boundary on SW periphery of settlement. Currently in agricultural use for arable crops. Site does adjoin recent estate development of Perryfields to E agricultural land and large pond to N and further agricultural land to S and W. Boundaries to N and E are clearly defined by trees /hedgerows and residential properties; to S and W not discernible on the ground. Site does not have road frontage and current vehicle access via site BNP037 to Yeaton Lane. Pedestrian and cycle access also via Yeaton Lane although no pavement currently to existing established network.	Residential and agricultural	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway access. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding access. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP037	South of Prescott Court, off Prescott Road, Baschurch	Baschurch	2.60	78	1.04	Greenfield site outside and not adjoining development boundary on SW periphery of settlement. Currently in agricultural use for arable crops. Site does adjoin recent estate development of Perryfields to E agricultural land and large pond to N and further agricultural land to S and W. Boundaries to N and E are clearly defined by trees /hedgerows and residential properties; to S and W not discernible on the ground. Site has road frontage and current vehicle access via site BNP037 to Yeaton Lane. Pedestrian and cycle access also via Yeaton Lane although no pavement currently to existing established network.	Residential and agricultural	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway access. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding access. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP038	South of the B5067, Baschurch	Baschurch	7.00	210	2.80	Greenfield site outside but adjoining development boundary on S periphery of settlement. Site is currently in agricultural use for arable/fodder crops. Site has some residential to NW corner but is otherwise surrounded by agricultural land. Site boundaries to N, W and EW are clearly defined by trees/hedgerows but extensive S boundary is not discernible on ground appears to be arbitrary line. Site has road frontage and current vehicle access off B5067 pedestrian and cycle access via same route although no pavement on B5067.	Agricultural and open countryside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway access. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding access. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BNP039	Land West of The Cedars adjacent Prescott Farm, Baschurch	Baschurch	0.43	13	0.17	Brownfield site part of former equestrian centre - former practice area, storage and access road. Adjoining development boundary on W of settlement. Site has residential development to S, W and E with greenfield site in agricultural use for grazing/paddock to N. Site boundaries are clearly defined with adjoining residential properties and established trees/hedgerow on E boundary. N boundary marked by post and wire fencing. Site has no road frontage as such but current vehicle access is via Prescott Court. Cycle and pedestrian access also via Prescott Court to existing established network.	Residential with agricultural land to N	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway access. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding access. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP040	Walford Road, Baschurch	Baschurch	2.64	79	1.06	Large greenfield site outside but adjoining development boundary on SE corner of settlement. Site includes BNP033 Used for equestrian purposes and for grazing of horses. Currently in agricultural use as paddock/grazing land. Site has residential properties on W boundary and wraps around individual property of Greenways on S boundary. Further agricultural uses to N, E, and W. Boundaries appear to be clearly defined around most of site by established hedgerows and trees with possible exception of NW corner where appears to be arbitrary line. Site has road frontage and current vehicle access to B5067. Pedestrian and cycle access via B5067 to existing established network although no pavement currently along this stretch of B5067.	Agricultural with some residential to W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. If the policy position changes, the site may become suitable. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. The site is located within a Conservation Area/World Heritage site/World Heritage Site buffer zone, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. Consequently employment development on the site would currently be contrary to policy unless need for and benefit of the development can be demonstrated and the proposal is of a suitable scale. However, the site may have long term potential, subject to policy requirements and/or policy changes. The site is located within a Conservation Area/World Heritage site/World Heritage Site buffer zone, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BNP041	Land off Station Road, Baschurch	Baschurch	2.40	72	0.96	Greenfield site outside but adjoining development boundary at N end of settlement. Also part of site BNP034a Currently in agricultural use for grazing/fodder crops. Residential to N and W and agricultural use currently to S and E. However S is allocated site BAS035 and E are pp 14/02286/OUT & 17/02174/REM for 48 dwellings. Site does not have road frontage as such, current vehicle access is via access for Holly View to Station Rd. Pedestrian and cycle access via same access to Station Rd and existing established links. Site boundaries are clearly defined by hedgerows and trees on all sides also hedgerows within site marking internal field boundaries.	Agricultural and residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. If policy position changes, comments will be needed from highway department regarding highway access. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. If policy position changes, comments will be needed from highway department regarding highway access. The site is also within 300m of a Conservation Area and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BAY001	Pulley Farm, Pulley Lane, Bayston Hill	Bayston Hill	0.96	29	0.38	The site comprises a brick built farm house and a number of brick-built ancillary buildings within the farmyard area and curtilage.	The site is surrounded by a number of fields in agricultural use. On the opposite of the site is a reclaimed waste site which is grassed.	Not Suitable	The site forms part of a scattered hamlet to the north of Bayston Hill within the strategic green gap of undeveloped land between Shrewsbury and Bayston Hill. The site is separated from the development boundary of Bayston Hill and is thus considered to be in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Pan policy and it is not considered to have long term potential for open market residential development.	Not Suitable	The site forms part of a scattered hamlet to the north of Bayston Hill within the strategic green gap of undeveloped land between Shrewsbury and Bayston Hill. The site is separated from the development boundary of Bayston Hill and is thus considered to be in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to these factors, the site is not considered to have long term potential for other forms of employment development.
BAY002	The Fields, Pulley Lane, Bayston Hill	Bayston Hill	0.18	6	0.07	Site comprises a field in agricultural use (grazing) at the end of Pulley Lane and south of the A5.	Land to the east and west is in agricultural use, the A5 runs along the northern boundary and there is a group of 3 houses to the south.	Not Suitable	The site forms part of a scattered hamlet to the north of Bayston Hill within the strategic green gap of undeveloped land between Shrewsbury and Bayston Hill. The site is separated from the development boundary of Bayston Hill and is thus considered to be in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Pan policy and it is not considered to have long term potential for open market residential development.	Not Suitable	The site forms part of a scattered hamlet to the north of Bayston Hill within the strategic green gap of undeveloped land between Shrewsbury and Bayston Hill. The site is separated from the development boundary of Bayston Hill and is thus considered to be in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to these factors, the site is not considered to have long term potential for other forms of employment development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BAY003	South of Windy Ridge, Bayston Hill	Bayston Hill	29.51	885	11.81	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	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	Not Suitable	The site is not suitable for open market residential development as it is separated from the built form of the settlement and its development boundary. Furthermore, for these reasons it is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to these factors, the site is not considered to have long term potential for other forms of employment development.
BAY005	North-east of Gorse Lane, Bayston Hill	Bayston Hill	2.50	75	1.00	This site is formed of two fields separated by established hedgerows and is currently used for agricultural purposes. The site is largely set to grass with a number of trees being present. The site falls behind the development to the northern side of Gorse Lane	Gorse Lane and the single depth residential development along its length is to the south western side of the site. The south eastern side of the site and northern side of the site are adjacent to land currently used for agricultural purposes with much of the land to the immediate north of the site having been used historically for landfill. The entirety of the site except for its access point falls outside the development boundary.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, several trees within the site are protected by Tree Preservation Orders, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how it/they can be safeguarded. The adequacy and suitability of the propose single point of access will need to be advised upon by Highway Officers.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, several trees within the site are protected by Tree Preservation Orders, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how it/they can be safeguarded. The adequacy and suitability of the propose single point of access will need to be advised upon by Highway Officers.
BAY006	White House south, Bayston Hill	Bayston Hill	1.90	57	0.76	The site is formed of the front element of a field adjacent to Lyth Hill Rd the depth of which from the road varies between 60-80metres. The site is currently in agricultural use and falls from the south west to the north east. The site falls outside of the Bayston Hill development boundary	On the opposite side of Lyth Hill Road to the site is a single depth run of dwellings in a ribbon development form whilst to the immediate north is a further residential property "White House". The remainder of the surrounding area is agricultural in nature.	Not Suitable	The site is not suitable for open market residential development as it is separated from the built form of the settlement and its development boundary. Furthermore, for these reasons it is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to these factors, the site is not considered to have long term potential for other forms of employment development.
BAY008	East of New House, Hereford Road, Bayston Hill	Bayston Hill	1.32	40	0.53	The site is formed of part of a gently undulating field currently used for agricultural purposes. The site is bounded by Burgs Lane to the east, a single dwelling in a large plot to the north, the remainder of the field to the south and to the west partly by the A49 and partly by a further dwelling and its curtilage. The site and the two adjacent properties fall outside of the development boundary.	To the south the site is bounded by agricultural land. The remainder is bounded by the A49 and Burgs Lane which have some development on their opposite side.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is within 1 km of a Ramsar site. Consequently, development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of a Scheduled Monument and one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The nature of road access would need to be subject to Highway Officer advice.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is within 1 km of a Ramsar site. Consequently, development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of a Scheduled Monument and one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The nature of road access would need to be subject to Highway Officer advice.
BAY009	North of allotments, east of Hereford Road, Bayston Hill	Bayston Hill	16.14	484	6.46	This site lies to the south of the A5 and immediately to the east of the A49 extending as far as Sharpstone Lane. The land is flat in character and used for agricultural purposes. A stream flows through the site, as such approximately 25% of the site falls into Flood Zones 2&3. This isolates an area to the east of the site of approx. 2.6 ha of land away from the remainder (approx. 9.5ha) of the site's land not affected by Flood Zone.	The site is bounded to the west by the A49 on the other side of which is a service station for the A5/A49, garden centre and agricultural land. To the north, on the other side of the (elevated) A5 is the Meole Brace Park and Ride. The site is bounded to the east by a railway line to the other side of which is agricultural land and then a quarry.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. It is also in the gap (forms much of it) of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, approximately 25% of the site is located in flood zones 2 and/or 3, therefore Furthermore, approximately 25% of the site is located in flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. This area of floor risk follows the line of a watercourse running north south through the site and effectively isolates an area in the east of the site of (approx. 2.6 ha of land) from the remainder (approx. 9.5ha) which is not affected by either Flood Zone 3 or 2. The remainder of the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is within 1 km of a Ramsar site. Consequently, the suitability of development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access into the site is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. It is also in the gap (forms much of it) of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 25% of the site is located in flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. This area of floor risk follows the line of a watercourse running north south through the site and effectively isolates an area in the east of the site of (approx. 2.6 ha of land) from the remainder (approx. 9.5ha) which is not affected by either Flood Zone 3 or 2. The remainder of the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is within 1 km of a Ramsar site. Consequently, the suitability of development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access into the site is subject to highway approval.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BAY003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is separated from the built form and development boundary of Bayston Hill.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development as it is separated from the built form and development boundary of Bayston Hill.
BAY005	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the presence of trees within the site covered by Tree Preservation Orders.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the presence of trees within the site covered by Tree Preservation Orders.
BAY006	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is separated from the built form and development boundary of Bayston Hill.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development as it is separated from the built form and development boundary of Bayston Hill.
BAY008	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically its proximity to a Ramsar site which means that an assessment under the Habitats Regulations will be needed. If the assessment is passed and/or suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. These include the site's proximity to a Scheduled Monument and one or more Listed Buildings.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically its proximity to a Ramsar site which means that an assessment under the Habitats Regulations will be needed. If the assessment is passed and/or suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. These include the site's proximity to a Scheduled Monument and one or more Listed Buildings.
BAY009	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically its proximity to a Ramsar site which means that an assessment under the Habitats Regulations will be needed. If the Habitats Regulations assessment is passed or suitable mitigation was possible the sites development potential would also need to consider the fact that approximately 25% of the site is located in flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere; confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically its proximity to a Ramsar site which means that an assessment under the Habitats Regulations will be needed. If the Habitats Regulations assessment is passed or suitable mitigation was possible the sites development potential would also need to consider the fact that approximately 25% of the site is located in flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere; confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BAY010	Hollies Drive south-east, Bayston Hill	Bayston Hill	5.17	155	2.07	This site is adjacent to the Bayston Hill development boundary but falls outside of it. The site which lies to the north of Bayston Hill is formed of the western portion of a field, is in agricultural use and slopes down from the south west to the north east.	To the west and the south the site is bounded by residential development. To the north west, north and east the site is bounded by fields in current agricultural use.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, the site does not have a road frontage or any means of vehicular access so is not suitable for development.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site does not have a road frontage or any means of vehicular access so is not suitable for development.
BAY011	Hollies Drive north east, Bayston Hill	Bayston Hill	3.80	114	1.52	Greenfield site outside development boundary of Bayston Hill. Site lies to NE of Bayston Hill and is currently in agricultural use for arable/fodder crops. Boundaries are clearly defined by adjacent fields to E and S marked by hedgerows and trees; to W boundary is with established estate development in Bayston Hill and N with Pulley Lane. Site has road frontage and access to Pulley Lane; pedestrian access good along existing footway on Pulley Lane to Bayston Hill. Opposite Pulley Ridge development	Agricultural and residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the ability to provide an appropriate access is subject to highway approval.
BAY013	29 Gorse Lane, Bayston Hill	Bayston Hill	0.70	21	0.28	The site is formed of a 1970s (approx.) built bungalow, its immediate curtilage and a small field behind currently used for grazing horses. The site appears to be reasonably flat in nature.	The site is bounded to the north east by its frontage onto Gorse Lane on the opposite side of which is residential development. Further residential development lies adjacent to the side of the site on both its south east/south boundaries. Behind the properties on Gorse Lane to the property's north west boundary lies an area of apparently vacant land. The west is bounded by woodland.	Currently Suitable - Subject to Further Detailed Assessment	The site falls within the development boundary of Bayston Hill so development is acceptable in principle subject to material considerations including suitable management of any physical, heritage and environmental constraints present. For instance the site contains and is within 30m of a number of trees with a Tree Preservation Order, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Currently Suitable - Subject to Further Detailed Assessment	The site falls within the development boundary of Bayston Hill so development is acceptable in principle subject to material considerations including suitable management of any physical, heritage and environmental constraints present. For instance the site contains and is within 30m of a number of trees with a Tree Preservation Order, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
BAY015X	Land off Sharpstokes Lane	Bayston Hill	0.2	N/A	N/A						
BAY017	Ivy House north, Bayston Hill	Bayston Hill	7.76	233	3.10	An extensive site to the west of Bayston Hill that is currently used for outdoor leisure, sports and open space purposes. The site adjoins the built form of Bayston Hill to its eastern boundaries but falls outside of the Bayston Hill Development boundary.	The north east of the site lies adjacent to the built form of Bayston Hill whilst to the north is an area of woodland. Skirting round the east and south east of the site are a variety of leisure uses including a sports centre and outdoor sports facilities. The remainder of the site is bounded by agricultural land.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, the majority of the site is natural or semi-natural open space and is not suitable for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. There is also no obvious road access, which would mean that the site is landlocked and unsuitable for development.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. Consequently employment development on the site would currently be contrary to policy unless need for and benefit of the development can be demonstrated and the proposal is of a suitable scale. However, the majority of the site is natural or semi-natural open space and is not suitable. for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.
BAY018X	land at Brookfield, Bayston Hill	Bayston Hill	0.0	N/A	N/A						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BAY010	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it has no means of vehicular access.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it has no means of vehicular access.
BAY011	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
BAY013	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is within the Bayston Hill development boundary so development is acceptable in principle subject to material considerations; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is within the Bayston Hill development boundary so development is acceptable in principle subject to material considerations; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
BAY015X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
BAY017	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. Furthermore, the site is unsuitable for development as the majority is natural or semi natural open space where development is contrary to policy and the ability to access the site is unclear.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is unsuitable for development as the majority is natural or semi natural open space where development is contrary to policy and the ability to access the site is unclear.
BAY018X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BAY019	Pinewood south, Bayston Hill	Bayston Hill	0.18	5	0.07	Wooded linear site off Lythwood Road. The site is in use for public uses	The site adjoins a high density residential area on the south west of Bayston Hill.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 30m of trees subject to a Tree Preservation Order, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide a safe access to the site would be dependent on design and layout and subject to approval by the highways team.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 30m of trees subject to a Tree Preservation Order, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide a safe access to the site would be dependent on design and layout and subject to approval by the highways team.
BAY022	Lythwood Grange east, Bayston Hill	Bayston Hill	5.55	167	2.22	The site is formed of the middle section of a large field in agricultural use. The site slopes upwards from north to south. The site is bounded to the north west by the access road to Lythwood Farm. The site sits outside of the development boundary which it touches a point of at either end of its northern boundary.	The site is mainly neighboured to the north, east and south by agricultural land. On the opposite side of the access road to Lythwood farm which forms the sites western boundary are the Lythwood Allotments. At either end of the northern boundary the site has a point of contact with the development boundary but the land immediately to the north of the site (BAY026) is still in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance access to the site is currently only via a narrow access road to Lythwood Farm, this will need to be assessed for suitability by Highways Officers.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance access to the site is currently only via a narrow access road to Lythwood Farm, this will need to be assessed for suitability by Highways Officers.
BAY023	Pulley Lane west and A5 south, Bayston Hill	Bayston Hill	16.50	495	6.60	This large site formed from part of a single field lies to the north but some distance away from Bayston Hill with a long frontage (approx. 750m) to the A5 and a significant frontage of approx. 370m to Pulley Lane. The site is currently used for agricultural purposes. Much of the western portion of the site (25% of total surface area) is a reclaimed waste site.	The surrounding land is used for agricultural purposes. To the north of the site is a long frontage onto the A5 (750m) to the opposite side of which is further agricultural land. The eastern boundary is formed by Pulley Lane to the other side of which is further agricultural land.	Not Suitable	The site is separated from the north of Bayston Hill by undeveloped land and is within the strategic green gap of undeveloped land between Shrewsbury and Bayston Hill. Therefore open market residential development is therefore contrary to policy. As a result of these considerations, the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the north of Bayston Hill by undeveloped land and is within the strategic green gap of undeveloped land between Shrewsbury and Bayston Hill. As such employment development is limited to small scale rural enterprise and diversification schemes. As a result of these considerations, the site is not considered to have long term potential for other forms of employment development.
BAY024X	Land at Pulley House, Bayston Hill	Bayston Hill	0.1	N/A	N/A						
BAY025	Hanley Lane west, Bayston Hill	Bayston Hill	6.19	186	2.48	A large irregularly shaped site that sits adjacent to the built form of Bayston Hill to its east. The site is currently use for agriculture spanning parts of four fields. The site slopes from south to north towards Rea Brook	The site is bounded to the east by the built form of Bayston Hill, to the north east by a stretch of woodland. The remainder of the site is bounded by agriculture.	Not Suitable	The site falls outside the Bayston Hill development boundary therefore development would be contrary to policy. Further the site extends to the north of Bayston Hill falling into the strategic gap of undeveloped land between Shrewsbury and Bayston Hill and is therefore further contrary to policy. The site has no road access and it is not clear that this would be possible.	Not Suitable	The site falls outside the Bayston Hill development boundary therefore development would be contrary to policy. Further the site extends to the north of Bayston Hill falling into the strategic gap of undeveloped land between Shrewsbury and Bayston Hill and is therefore further contrary to policy. The site has no road access and it is not clear that this would be possible.
BAY026	Glebe Road south west, Bayston Hill	Bayston Hill	2.79	84	1.11	The site is formed of the northern section of a large field adjacent to the built form of Bayston Hill and is currently used for agriculture. The site is roughly triangular in shape and, if developed, would smooth the settlement's shape of built form. The site falls outside the development boundary. The site slopes gently upwards north to south.	To the south west of the site is agricultural land (site BAY022). The remainder of the site is bounded by existing residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance access to the site is currently only via a narrow access road to Lythwood Farm. This will need to be assessed for suitability by Highways Officers.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance access to the site is currently only via a narrow access road to Lythwood Farm. This will need to be assessed for suitability by Highways Officers.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BAY019	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to trees covered by a Tree Preservation Order.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to trees covered by a Tree Preservation Order.
BAY022	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
BAY023	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is located within the strategic green gap between Bayston Hill and Shrewsbury. Additionally, the site is separated from the built form and development boundary of the settlements of Shrewsbury and Bayston Hill.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development as it is located within the strategic green gap between Bayston Hill and Shrewsbury. Additionally, the site is separated from the built form and development boundary of the settlements of Shrewsbury and Bayston Hill.
BAY024X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
BAY025	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment) subject to road access. Its availability is unknown. However the site is not considered suitable for development since it falls outside the Bayston Hill development boundary and the site, extending to the north of Bayston Hill, falls into the strategic gap of undeveloped land between Shrewsbury and Bayston Hill. The site has no road access and it is not clear that this would be possible. Development is therefore contrary to policy in these two respects.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development as it falls outside the Bayston Hill development boundary and the site, extending to the north of Bayston Hill, falls into the strategic gap of undeveloped land between Shrewsbury and Bayston Hill. The site has no road access and it is not clear that this would be possible. Development is therefore contrary to policy in these two respects.
BAY026	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in open countryside; consequently employment development is contrary to policy. However, the site may have long term potential, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BAY027	Redhill Drive north, Bayston Hill	Bayston Hill	6.79	204	2.72	The site is formed of a long thin triangular piece of land amounting to 7ha that was once occupied by railway sidings and welding sheds which became disused in 1960 and were dismantled. The ground has now returned to a natural state and is now in appearance an area of scrubland between woodland areas. The site is therefore not categorised as brownfield. The site is elevated above neighbouring residential area at Redhill. The site is located 500m to the north of Hook-a-Gate, 500m to the north west of Bayston Hill and 1km to the south west of Shrewsbury to the south of the A5 and a railway line.	The surrounding area is predominantly agricultural although to the south east of the site are a small number of dwellings on Redhill Drive above which the site is elevated. The site is bounded to the north by a railway line.	Not Suitable	The site is separated from the development boundary and the built form of the settlement by other land and the river severn and is thus considered to be in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Plan policy and is not considered to have long term potential. Furthermore, the site has been subjected to some past uses that may render contamination possible. The site is elevated over the nearby dwellings. Access to the site would need to be established in line with Highway Officer advice. The site contains and is within 30m of a number of trees protected by a Tree Preservation Order, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Suitable	The site is separated from the development boundary and the built form of the settlement by other land and the river severn and is thus considered to be in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the above factors, the site is not considered to have long term potential for other forms of employment development. Furthermore, the site has been subjected to some past uses that may render contamination possible. The site is elevated over the nearby dwellings. Access to the site would need to be established in line with Highway Officer advice. The site contains and is within 30m of a number of trees protected by a Tree Preservation Order, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
BAY029	Yewtree Drive south, Bayston Hill	Bayston Hill	2.97	89	1.19	The site is a roughly diamond-shaped field currently used for agriculture. The site sits adjacent to the south western side of the Bayston Hill development boundary but outside of it. The site slopes gently upwards from the north to the south.	To the north east and north of the site is residential development. The remaining sides of the site are bounded by current agricultural land (sites BAY022, 026, 039 of this study).	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, the site is unsuitable for development as it currently has no vehicular access or road frontage.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is unsuitable for development as it currently has no vehicular access or road frontage.
BAY030	Land at Redhill Mill, near. Hookagate.	Bayston Hill	1.44	43	0.58	The site is formed of a single large dwelling and its curtilage. The curtilage is long and narrow reflecting the sites origination as a railway line. The site falls quite steeply away from Longden Lane to which it has its frontage. The rear of the site is defined by the Rea Brook, the Flood Zones 2&3 of which denote a developable area approx. up to about 0.6ha or approx. 40% of the site's surface area. The non-Flood Zone area is adjacent to the dwelling at the northern end of the site.	Inset into the site to its south along Longden Rd is a further single dwelling and over the Rea Brook is agricultural land. To the opposite side of Longden Lane is an area of pasture land.	Not Suitable	The site is detached from the built form and located some way from the nearest settlements of Hook-a-Gate and Bayston Hill. Open market residential development is therefore contrary to policy. Furthermore, approximately 60% of the site falls into Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site falls quite steeply away from Longden Rd to the Rea Brook. Additionally the stability of the site should be examined due to a coal authority high risk area adjacent to the site near the current dwelling. As a result of these factors the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is detached from the built form and located some way from the nearest settlements of Hook-a-Gate and Bayston Hill. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 60% of the site falls into Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site falls quite steeply away from Longden Rd to the Rea Brook. Additionally the stability of the site should be examined due to a coal authority high risk area adjacent to the site near the current dwelling. As a result of these factors the site is not considered to have long term potential for other forms of employment development
BAY032	The Burgs, Bayston Hill	Bayston Hill	6.53	196	2.61	This site occupies a gap between the Sharpstones Lane area of Bayston Hill and the railway line. In character it is a small hill given over to open space or rough pasture with some areas of woodland. A significant proportion of the site is the site of a scheduled monument "The Burgs" iron age hill fort. The portion of the site not designated as a scheduled monument is approx. 2.5ha (approx. 40% of the site area) to the north east of the site and adjacent to the railway. Power lines cross the site at this point.	To its Bayston Hill facing sides (NW, S and W) the site is adjacent to residential development of varying character. To its northern side the site is adjacent to arable land. The entire eastern boundary is formed by a railway to the opposite of which is the Bayston Hill Quarry.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. If the policy position changes, the site may become suitable. However, a significant part of the site is a Scheduled Monument. Consequently development is likely to lead to substantial harm to or total loss of significance of this designated heritage assets and as such is contrary to national policy. This site is therefore unsuitable for development.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. Consequently employment development on the site would currently be contrary to policy unless need for and benefit of the development can be demonstrated and the proposal is of a suitable scale. However, a significant part of the site is a Scheduled Monument. Consequently development is likely to lead to substantial harm to or total loss of significance of this designated heritage assets and as such is contrary to national policy. This site is therefore unsuitable for development.
BAY033	New House south, Bayston Hill	Bayston Hill	11.58	347	4.63	A large site, slightly undulating in nature, that is utilised for agricultural purposes. The site comprises four fields. To the north west of the site is also included a single dwelling and its curtilage.	The site is surrounded by agricultural land except at its northern tip where there is a single dwelling outside of the Bayston Hill development boundary.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Plan policy and is not considered to have long term potential. Furthermore, approximately 15% of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site is also within 1km of a Ramsar site, therefore development is subject to an appropriate assessment under the Habitats Regulations. The site is also within proximity of a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to the above considerations it is not considered to have long term potential. Furthermore, approximately 15% of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site is also within 1km of a Ramsar site, therefore development is subject to an appropriate assessment under the Habitats Regulations. The site is also within proximity of a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BAY035	Community Centre and playing fields, Bayston Hill	Bayston Hill	5.33	160	2.13	The site comprises the Lythwood Sports Complex including the tennis courts, BMX park, rec area, club and allotments. The site is flat and is bisected by a lane with the allotments to the south of the lane. The site is adjacent to but outside of the development boundary.	To its north east the site is adjacent to residential development and to the north west of the sports complex are the associated sports fields (BAY017 of this study). To the west of the allotments is an area of scrubland. To the north west of the BMX park is an area of woodland.	Not Suitable	The site lies adjacent to the development boundary of Bayston Hill. Open market residential development is therefore currently contrary to policy. Furthermore, the site is in the majority an identified as various forms of open space (including a young persons recreation area; allotments; and outdoor sports pitches). As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The ability to provide an appropriate access to the site is subject to highway approval. There are a number of trees with TPOs within 30m of the site so the impact of development on these would need to be assessed and the trees safeguarded.	Not Suitable	The site lies adjacent to the development boundary of Bayston Hill. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is in the majority an identified as various forms of open space (including a young persons recreation area; allotments; and outdoor sports pitches). As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The ability to provide an appropriate access to the site is subject to highway approval. There are a number of trees with TPOs within 30m of the site so the impact of development on these would need to be assessed and the trees safeguarded.
BAY036	Chestnut Drive north, Bayston Hill	Bayston Hill	8.51	255	3.40	This site is adjacent to the Bayston Hill development boundary but falls outside of it. The site which lies to the north of Bayston Hill is formed of the southern portion of a field, is in agricultural use and slopes down from the south west to the north east. Within the site, to the eastern side, is a large electricity substation.	The site is bordered by residential development to its southern, SE and SW boundaries. The remainder of the site is bounded by agricultural land	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. It is also in the gap of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of a Scheduled Monument and a Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. It is also in the site is located adjacent to but outside of the settlement development boundary. It is also in the gap of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of a Scheduled Monument and a Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BAY037	Pool View north, Bayston Hill	Bayston Hill	1.52	46	0.61	The site is situated to the north of Bayston Hill between the A49 and Lower Pulley Lane. The majority of the site is currently used for agricultural purposes and is flat in nature although to the south east of the site is a dwelling with a large (40m diameter) pond within the curtilage. The site falls outside of but adjacent to the development boundary.	To the south west of the site is the Three Fishes PH and its car park whilst to the south east is a private residence and its curtilage. The remainder of the surrounding land uses are agricultural in nature.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. It is also in the gap of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 1km of a SAC, consequently development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of a Scheduled Monument and a Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also located within an AQMA which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. It is also in the gap of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 1km of a SAC, consequently development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of a Scheduled Monument and a Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also located within an AQMA which will require due consideration.
BAY038	Moorlands Kennels west and north, Bayston Hill	Bayston Hill	24.35	731	9.74	A very long, narrow site that runs between the A49 and railway line to the south of Bayston Hill. The site has a frontage to the A49 of approx. 1.8km and a depth from the road of between (approx.) 60m and 330m. The site is mainly flat, although to the south west it does rise from north to south. The site is used for agricultural purposes. The site is neither within nor adjacent to a settlement boundary.	The surrounding land is used for agricultural purposes and is separated from any significant development.	Not Suitable	The site is some distance from the development boundary and the built form of the settlement, being located in the countryside for policy purposes and would represent ribbon development with little relationship to Bayston Hill. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to these factors the site is also considered to have no long term potential.	Not Suitable	The site is some distance from the development boundary and the built form of the settlement, being located in the countryside for policy purposes and would represent ribbon development with little relationship to Bayston Hill. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to these factors the site is not considered to have no long term potential for other forms of employment.
BAY039	Land off Lyth Hill Road, Bayston Hill	Bayston Hill	6.09	183	2.44	A large site to the south of Bayston Hill outside of but adjacent to the development boundary. The site is formed of the entirety of one field and the majority of a second and is currently used for agricultural purposes. The site slopes slightly upwards from north to south.	To the north east of the site is a residential area of Bayston Hill. The bulk of the remaining surrounding areas of the site are agricultural in nature although Lythwood House is inset to the site to its south west.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BAY035	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not suitable for development as it is located in open countryside and the majority is identified as various forms of open space (including a young persons recreation area; allotments; and outdoor sports pitches). As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not suitable for development as it is located in open countryside and the majority is identified as various forms of open space (including a young persons recreation area; allotments; and outdoor sports pitches). As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.
BAY036	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside and in the gap of undeveloped land between Bayston Hill and Shrewsbury where open market residential development is currently contrary to policy, the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to a Scheduled Monument and a Listed Building.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is located in open countryside and in the gap of undeveloped land between Bayston Hill and Shrewsbury, employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to a Scheduled Monument and a Listed Building.
BAY037	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically its proximity to a Special Area of Conservation (SAC). If an HRA shows no effect or that suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include its location within an AQMA and its proximity to a Scheduled Monument and a Listed Building.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in open countryside and in the gap of undeveloped land between Bayston Hill and Shrewsbury. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically its proximity to a Special Area of Conservation (SAC). If an HRA shows no effect or that suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include its location within an AQMA and its proximity to a Scheduled Monument and a Listed Building.
BAY038	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viable	The site has been promoted for employment uses. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is some distance from the development boundary and the built form of the settlement, being located in the countryside for policy purposes and would represent ribbon development with little relationship to Bayston Hill.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is some distance from the development boundary and the built form of the settlement, being located in the countryside for policy purposes and would represent ribbon development with little relationship to Bayston Hill.
BAY039	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BAY040	Betley Lane east, Bayston Hill	Bayston Hill	17.48	525	6.99	This large site sits between western side of the A49 and the built form of Bayston Hill to the southern side of the settlement. The site has a frontage to the A49 of some 800m and a depth ranging between 80-340m (approx.). The site is formed of two large fields which are currently used for agriculture and which slope upwards E to W away from the A49 towards the settlement of Bayston Hill.	The shorth northern boundary of the site is formed by adjacent housing which continues round to the west of the site for a southerly distance of approx. 540m. The remaining border to the west of the site which continues in a southerly direction for approx. 280m is bounded by fields. Land to the south and east (on the opposite side of the A49) is in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance this site is within 1km of a Natura 2000 site, consequently, development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access into the site is subject to highway approval. The ability to integrate development on the site into the settlement will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance this site is within 1km of a Natura 2000 site, consequently, development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access into the site is subject to highway approval. The ability to integrate development on the site into the settlement will require due consideration.
BAY041	Hanley Lane north west, Bayston Hill	Bayston Hill	0.84	25	0.34	A triangular site to the north west of Bayston Hill formed of part of a field that is currently used for agriculture. The site slopes upwards north-south away from Rea Brook. The site is adjacent to the development boundary at its south eastern corner at the junction of Hanley Lane and another PROW	At its south eastern tip the site is adjacent to Hanley Lane and its associated residential development. To the south and west of the site is agricultural land. To the other boundary, to the site's north east is an area of woodland.	Not Suitable	The site falls outside the Bayston Hill development boundary therefore development would be contrary to policy. Further the site extends to the north of Bayston Hill falling into the strategic gap of undeveloped land between Shrewsbury and Bayston Hill and is therefore further contrary to policy. The site has no road access and it is not clear that this would be possible.	Not Suitable	The site falls outside the Bayston Hill development boundary therefore development would be contrary to policy. Further the site extends to the north of Bayston Hill falling into the strategic gap of undeveloped land between Shrewsbury and Bayston Hill and is therefore further contrary to policy. The site has no road access and it is not clear that this would be possible.
BAY042	Fairview Drive west, Bayston Hill	Bayston Hill	1.11	33	0.44	A site adjacent to the development boundary to the west of Bayston Hill currently used for agricultural purposes. The site appears to be gently undulating.	A site to its immediate north has been granted permission and is in the process of development whilst to the site's east is the built form of Bayston Hill. There is an area of woodland to the site's south and open agricultural land to the west.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance site currently has no vehicular access. However the site promoters state that access would be gained via land to the north which gained permission for residential development in 2015, access is therefore subject to Highways comments. The site boundary is within 30m of trees protected by a TPO, therefore development is subject to an assessment of impact on this/these protected trees in order to demonstrate how they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance site currently has no vehicular access. However the site promoters state that access would be gained via land to the north which gained permission for residential development in 2015, access is therefore subject to Highways comments. The site boundary is within 30m of trees protected by a TPO, therefore development is subject to an assessment of impact on this/these protected trees in order to demonstrate how they can be safeguarded.
BAY043	Gorse Lane end and west, Bayston Hill	Bayston Hill	4.92	148	1.97	A site to the north of Bayston Hill situated on land that slopes quite steeply down to the Rea Brook which forms the site's northern boundary. The site is currently used for agricultural purposes.	Gorse Lane and its associated residential development terminates at the southern boundary of the site. The remainder of the southern boundary and the western boundary is an area of woodland whilst the northern boundary is formed by Rea Brook beyond which is an area of scrubland prior to the A5, To the east of the site is agricultural land	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. It is also in the gap of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site contains trees subject to a TPO and is also within 30m of other trees so protected, development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. Access may be achievable from Gorse Lane but this is subject to Highways comments.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. It is also in the gap of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site contains trees subject to a TPO and is also within 30m of other trees so protected, development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. Access may be achievable from Gorse Lane but this is subject to Highways comments.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BAY040	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. Additionally, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically its proximity to a Ramsar site which means that an assessment under the Habitats Regulations will be needed. If the assessment is passed and/or suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include its proximity to one or more Listed Buildings and a Scheduled Monument.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically its proximity to a Ramsar site which means that an assessment under the Habitats Regulations will be needed. If the assessment is passed and/or suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include its proximity to one or more Listed Buildings and a Scheduled Monument.
BAY041	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not considered suitable for development since it falls outside the Bayston Hill development boundary and the site, extending to the north of Bayston Hill, falls into the strategic gap of undeveloped land between Shrewsbury and Bayston Hill. The site has no road access and it is not clear that this would be possible. Development is therefore contrary to policy in these two respects.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the site is not considered suitable for employment development as it falls outside the Bayston Hill development boundary and the site, extending to the north of Bayston Hill, falls into the strategic gap of undeveloped land between Shrewsbury and Bayston Hill. The site has no road access and it is not clear that this would be possible. Development is therefore contrary to policy in these two respects.
BAY042	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to trees subject to a TPO.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, as the site located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to trees subject to a TPO.
BAY043	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside and in the gap of undeveloped land between Bayston Hill and Shrewsbury where open market residential development is currently contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the presence of trees subject to a TPO on the site and within the proximity of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside and in the gap of undeveloped land between Bayston Hill and Shrewsbury, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the presence of trees subject to a TPO on the site and within the proximity of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BAY044	Downey Ridge west, Bayston Hill	Bayston Hill	2.85	86	1.14	The site is formed by a single field to the northern side of Bayston Hill and is currently used for agriculture. The site falls outside of but adjacent to the Bayston Hill development boundary. The site falls S to N towards Rea Brook.	The site falls between site BAY005 of this study and the rear of the linear development along the northern side of Pulley Lane as it emerges from the settlement. As such to the sites eastern and southern sides is housing whilst to the remainder of the site's sides are agricultural land.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. It is also in the gap of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy. Consequently open market residential development on the site would currently be contrary to policy. Additionally, there is currently no confidence that vehicular access could be obtained and the site is therefore not suitable for development.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. It is also in the gap of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy. The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, there is currently no confidence that vehicular access could be obtained and the site is therefore not suitable for development.
BAY045	Dobbie's Garden Centre south, Bayston Hill	Bayston Hill	7.27	218	2.91	This large site is formed of a single large field and extends the length of the A49 between the Bayston Hill services on the A5 nearly to the start of the Bayston Hill settlement, giving the site a frontage to the A49 of approx. 360m. The site is utilised for agricultural purposes and is flat. The site is neither within nor adjacent to the development boundary.	To the north of the site is the garden centre and services on the A5/A49 roundabout. The western side is bounded by Lower Pulley lane to the opposite of which is mainly agricultural land but also includes the G2 listed Pulley Hall and its associated G2 listed barns. To the south of the site is a small field which then, in turn, borders onto the built form of Bayston Hill. The east of the site is formed by the A49 on the opposite of which is further agricultural land.	Not Suitable	The site is separated from the development boundary and the built form of the settlement by other land and is thus considered to be in the countryside for policy purposes. It is also in the gap of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy. Consequently, open market residential development on the site is currently contrary to Local Pan policy and is not considered to have long term potential.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. It is also in the gap of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy. As such employment development is limited to small scale rural enterprise and diversification schemes. However due to these factors the site is not considered to have long term potential for other forms of employment.
BAY046	Hanley Lane north west, Bayston Hill	Bayston Hill	3.04	91	1.22	The site is closely associated with site BAY043 of this study in that BAY046 skirts round the western and northern edges of BAY043 in an inverted "L" shape. The western element of BAY046 comprises a strip of open space land (approx. 400m long N-S with depth E-W varying between approx. 20-100m) which is mainly wooded but with some scrubland to its northern end. The northern element of BAY046 is defined by the line of a PROW that defines the northern extent of BAY043 and the Rea Brook. There is a marked downward slope S to N to the site. The site lies to the north of Bayston Hill and is outside the development boundary to which the south eastern side of the site is adjacent.	To either side of the site is agricultural land whilst to the north is Rea Brook and an area of associated scrubland. To the south and south east of the site are dwellings associated with Gorse Lane	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the development boundary. It is also in the gap of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy. Consequently, open market residential development on the site is currently contrary to Local Pan policy. Furthermore, the northern 'arm' of the site is entirely within Flood Zones 2 and 3, therefore this area will only be considered to have development potential if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere. Additionally, around 40% of the southern 'arm' of the site (that part adjacent to the development boundary) is covered by a group TPO, development is likely to have a significant adverse effect on these trees and is contrary to policy. The combination of flood risk and TPO means that the only developable part of the site is detached from the development boundary so the site is not suitable for development. Additionally the site does not appear to have a road frontage, therefore the ability to access the site is unclear (to approach to the site provided by Hanley Lane is a track designated as a footpath). Any proposed highway access is subject to highway approval.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the development boundary. It is also in the gap of undeveloped land between Bayston Hill and Shrewsbury where development is contrary to policy. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the northern 'arm' of the site is entirely within Flood Zones 2 and 3, therefore this area will only be considered to have development potential if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere. Additionally, around 40% of the southern 'arm' of the site (that part adjacent to the development boundary) is covered by a group TPO, development is likely to have a significant adverse effect on these trees and is contrary to policy. The combination of flood risk and TPO means that the only developable part of the site is detached from the development boundary so the site is not suitable for development. Additionally the site does not appear to have a road frontage, therefore the ability to access the site is unclear (to approach to the site provided by Hanley Lane is a track designated as a footpath). Any proposed highway access is subject to highway approval.
BAY047	The Former Railway Engineering Works	Bayston Hill	2.99	90	1.19	The site lies between Longden Road and the railway line. It is formed of a long thin triangular piece of land amounting to 7ha that was once occupied by railway sidings and welding sheds which became disused in 1960 and were dismantled. The ground has now returned to a natural state and is now in appearance an area of scrubland between woodland areas. The site is therefore not categorised as brownfield. The site is elevated above neighbouring residential area at Redhill. The site is located 500m to the north of Hook-a-Gate, 500m to the north west of Bayston Hill and 1km to the south west of Shrewsbury to the south of the A5 and a railway line.	The surrounding area is predominantly agricultural although to the south east of the site are a small number of dwellings on Redhill Drive above which the site is elevated. The site is bounded to the north by a railway line.	Not Suitable	The site is some distance from the development boundary and in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Pan policy and the site is not considered to have long term potential.	Not Suitable	The site is some distance from the development boundary and in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to these constraints the site is not considered to have long term potential for other forms of employment development.
BAY048	White House, Lyth Hill Road, Bayston Hill	Bayston Hill	3.13	94	1.25	Site includes dwelling known as the White House and associated buildings as well as several fields east of this in agricultural use.	The site is in a rural location, surrounded by land in agricultural use but its north-western corner is very close to the Bayston Hill development boundary. A small complex of buildings on the site's northern boundary are used as stables.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BAY044	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside and in the gap of undeveloped land between Bayston Hill and Shrewsbury where open market residential development is currently contrary to policy. However, there is currently no confidence that vehicular access could be obtained and the site is therefore not suitable for development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is located in open countryside and in the gap of undeveloped land between Bayston Hill and Shrewsbury, as such employment development is limited to small scale rural enterprise and diversification schemes. However, there is currently no confidence that vehicular access could be obtained and the site is therefore not suitable for development.
BAY045	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viable	The site has been promoted for employment uses. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However, the site is not currently suitable for development as it is located in the countryside and in the gap of undeveloped land between Bayston Hill and Shrewsbury where open market residential development is currently contrary to policy. Furthermore the site is separated from the built form of the settlement by other land and as such is not considered to have long term potential for open market residential development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, as the site is located in the countryside and in the gap of undeveloped land between Bayston Hill and Shrewsbury, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore the site is separated from the built form of the settlement by other land and as such is not considered to have long term potential for other forms of employment development.
BAY046	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. Additionally the site is not suitable for development as the combination of flood risk and presence of a group TPO on significant parts of this site mean that the remaining developable area is remote from the development boundary.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is located in open countryside and in the gap of undeveloped land between Bayston Hill and Shrewsbury, consequently employment development is limited to small scale rural enterprise and diversification schemes. Additionally the site is not suitable for development as the combination of flood risk and presence of a group TPO on significant parts of this site mean that the remaining developable area is remote from the development boundary.
BAY047	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However, the site is some distance from the development boundary and built form of the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy and is not considered to have long term potential.	Rejected	Availability, achievability and viability of the site are unknown. However, the site is some distance from the development boundary and built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes and the site is not considered to have long term potential for other forms of employment development.
BAY048	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is located in open countryside; consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BAY049	Primrose Cottage, Lyth Hill Road, Bayston Hill	Bayston Hill	0.25	7	0.10	The site includes the residential property of Primrose Cottage, associated outbuildings and surrounding gardens.	Essentially rural in nature. Apart from Lyth Hill Pre-school and Nursery to the south, the remaining land is in agricultural use.	Not Suitable	The site is some distance from the built form of the settlement and its development boundary and is in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Plan policy and the site is not considered to have long term potential.	Not Suitable	The site is some distance from the built form of the settlement and its development boundary and is in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to these factors the site is not considered to have long term potential for other forms of employment.
BIT001	Poultry Houses, Woodlands, Bicton	Bicton	2.08	62	0.83	Site comprises four poultry houses.	Land to the south, west and north is in agricultural use, whilst a farm complex lies to the southeast.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is some distance from the development boundary for new Bicton, being located in old Bicton, as such it is located in the countryside for policy purposes. Consequently open market residential development on the site would currently be contrary to policy, unless there is potential for conversion of existing buildings on the site compliant with local and national policy. If this is not the case, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. These include the ability to provide an appropriate access. The fact that the site is located in old Bicton, whilst the majority of services and facilities are in/in proximity of new Bicton. The site is within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is some distance from the development boundary for new Bicton, being located in old Bicton, as such it is located in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes, unless there is potential for conversion of existing buildings on the site compliant with local and national policy. If this is not the case, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. These include the ability to provide an appropriate access. The fact that the site is located in old Bicton, whilst the majority of services and facilities are in/in proximity of new Bicton. The site is within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BIT002	South of Holyhead Road, Bicton	Bicton	1.36	41	0.54	Greenfield site to south of Holyhead Rd adjacent to but outside the development boundary of Community Cluster of Bicton/Four Crosses. Site currently in use for storage and recycling of construction materials but no buildings on site. Site is contained within otherwise agricultural surroundings and has boundary and road frontage/vehicle access from Holyhead Rd. Site boundaries are clearly defined by trees and hedgerows all round. Flat site with gradual upward slope from E-W. Pedestrian and cycle access via Holyhead Rd (pavement) to existing network. Recent application for single dwelling on site was refused due to conflict with development plan - isolated development in the countryside.	Agricultural, countryside, residential development to NE (Bicton village)	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary by a large rural dwelling on a large plot. As such open market residential development is contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is separated from the development boundary by a large rural dwelling on a large plot, the relationship between the site and the settlement will require due consideration. The site projects into the countryside, this will also require due consideration. The site is within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary by a large rural dwelling on a large plot. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is separated from the development boundary by a large rural dwelling on a large plot, the relationship between the site and the settlement will require due consideration. The site projects into the countryside, this will also require due consideration. The site is within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BIT006	Land to north of Holyhead Road and west of the primary School, Bicton	Bicton	1.47	44	0.59	Greenfield site outside but adjacent to development boundary. Currently in agricultural use for arable/fodder crops. Site adjoins residential properties and primary school and playing fields to E: to W and N is further agricultural land; to S is Holyhead Rd and another residential property. Site has clearly defined boundaries comprised of trees and hedgerows. Site has road frontage and vehicle access to Holyhead Rd. Pedestrian and cycle access via Holyhead Rd (pavement) to existing network. Site is covered by area based TPO. Small watercourse along E boundary of site may have wildlife/ecology implications. Flat site	Agricultural to N, S, and W, built development to E.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of Grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The majority of the site is covered by a Tree Preservation Order therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of Grade 2 Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The majority of the site is covered by a Tree Preservation Order, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BIT009	School House, Holyhead Road, Bicton	Bicton	0.76	23	0.30	Mixed site within development boundary of settlement currently in use as education centre for young people in care using former village school building. Site includes former village school and associated playground now used for parking etc as well as adjacent portion of open space and village recreation ground including MUGA. Site has clearly defined boundaries with adjoining properties. Boundaries comprised mix of wire fencing (to highway), trees and hedgerows and stone walling. Site contains number of mature trees. Site has extensive road frontage to Holyhead Rd and vehicle access from Holyhead Rd into education centre. Site has pedestrian and cycle access onto Holyhead Rd. Site has residential estate development to E; to W and S are individual residential properties; to N is further recreation and open space and village hall.	Mixed but primarily residential and built development.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, the majority of the site has been identified as an area of open space / facility, this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the majority of the site has been identified as an area of open space / facility, this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BAY049	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is some distance from the built form of the settlement and its development boundary and is in the countryside for policy purposes.	Rejected	Availability, achievability and viability of the site are unknown. However the site is some distance from the built form of the settlement and its development boundary and is in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to these factors the site is not considered to have long term potential for other forms of employment.
BIT001	Not Currently Available - Likely to become so	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is not currently available but will become so in the future; that there is a willing landowner/developer; and no legal or ownership problems which could limit development beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	Not Currently Available - Likely to become so	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is not currently available but will become so in the future; that there is a willing landowner/developer; and no legal or ownership problems which could limit development beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viable	The site has been submitted through the 'call for sites'. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered likely to become available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site, albeit they are mainly associated with new Bicton and the site is in old Bicton. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, unless there is potential for conversion of existing buildings on the site compliant with local and national policy. If this is not the case the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the ability to establish an appropriate access.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered likely to become available; achievable; and viable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site, albeit they are mainly associated with new Bicton and the site is in old Bicton. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes, unless there is potential for conversion of existing buildings on the site compliant with local and national policy. If this is not the case, the site may have long term potential for other forms of employment, subject to appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the ability to establish an appropriate access.
BIT002	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the sites relationship to the built form of the settlement and the fact that the site projects into the countryside. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the sites relationship to the built form of the settlement and the fact that the site projects into the countryside. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment would also depend on confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
BIT006	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for residential development as it is located in open countryside, consequently open market residential development is contrary to policy. The site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BIT009	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the majority of the site has been identified as an area of open space / facility, this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the majority of the site has been identified as an area of open space / facility, this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BIT010	Villa Farm, Bicton	Bicton	0.76	23	0.30	Brownfield site within development boundary of Bicton. Currently contains converted barns and single residential property and associated gardens and parking. Site is access via rough unsurfaced track from Holyhead Rd though no road frontage. Pedestrian and cycle access via track to Holyhead Rd and existing links. Site is bounded by residential development to S and W and to N and E by agricultural land. Boundaries appear to be clearly defined by trees and hedgerows. Flat site.	Residential to W and S - agricultural to E and N.	Currently Suitable - Subject to Further Detailed Assessment	Site is the within development boundary so the principle of development is accepted, subject to material considerations including suitable management of any physical, heritage or environmental constraints present. For instance the suitability of the existing access to serve the sites redevelopment is subject to highway approval. Trees subject to TPO protection are located within 30m of the site boundary, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Currently Suitable - Subject to Further Detailed Assessment	Site is the within development boundary so the principle of development is accepted, subject to material considerations including suitable management of any physical, heritage or environmental constraints present. For instance the suitability of the existing access to serve the sites redevelopment is subject to highway approval. Trees subject to TPO protection are located within 30m of the site boundary, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BIT011X	Land off Bicton Lane	Bicton	0.2	N/A	N/A						
BIT013	Land South of Bicton Hall, Bicton	Bicton	2.52	76	1.01	Greenfield site outside and away from Bicton development boundary. Site currently in agricultural use for grazing/fodder crops. Site contains number of mature trees and has area TPOs on parts of site. Currently bisected by surfaced private driveway access to properties at Bicton Hall. Also contains barn and farm buildings - subject to dismissed prior approval app - in N portion. Site has parkland appearance and adjoins to N the former walled garden of Bicton Hall. To N site is bounded by BIT012 former walled garden (now has pp for 2 dwells) and residential properties at Bicton Hall; to W, S and E surroundings are predominantly agricultural. Boundaries are mostly trees and hedgerows. Site has extensive road frontage to Bicton Lane and existing vehicle access in form of private driveway. Pedestrian and cycle access via Bicton Lane to existing established network	Agricultural in appearance with cluster of residential properties to NW	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Bicton, but outside the development boundary within the open countryside. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of Grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains TPO's, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Bicton, but outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of Grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains TPO's, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
BIT014	Land at The Smithy, Bicton	Bicton	2.36	71	0.94	Greenfield site outside and removed from development boundary of Bicton but adjacent to development boundary for Four Crosses, however site lies between residential properties on Holyhead Rd and garage/car sales/shop and Four Crosses Pub on junction with Isle Lane. Site currently in agricultural use for fodder/arable crops. Site is bounded by residential properties to W and garage/business to E; by agricultural land to N and S. Site boundaries are clearly defined by hedges to S,E and W but no discernible boundary to N. Site has extensive road frontage and existing vehicle access to Holyhead Rd, Pedestrian and cycle access via Holyhead Rd to existing established links.	Agricultural in appearance with built development at E and W boundaries of site.	Not Suitable	The site is separated from the built form of the settlement of Bicton by an agricultural fields, it is more closely associated with the built form of Four Crosses. As such open market residential development is contrary to policy. Due to the sites separation from the built form of Bicton and closer associated with Four Crosses which has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub, the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the built form of the settlement of Bicton by an agricultural fields, it is more closely associated with the built form of Four Crosses. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites separation from the built form of Bicton and closer associated with Four Crosses which has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub, the site is not considered to have long term potential for other forms of employment development.
BIT015	Land at Bicton Farm, Bicton	Bicton	0.49	15	0.20	Brownfield site outside development boundary for Bicton. Site currently contains 2x barn in agricultural use and private residential property and associated hard standing/storage areas. Site is bounded by residential properties to N and SE and agricultural land elsewhere. Site boundaries clearly discernible to N with residential properties; to S by access track; to W by Bicton Lane but not to W - boundary appears arbitrary. Site has frontage and existing highway access to Bicton Lane. Pedestrian and cycle access via Bicton Lane to existing established network.	Generally agricultural in appearance apart from residential properties to N.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Brownfield site adjacent to the built form of the settlement but outside and separated from the development boundary. As such open market residential development is contrary to policy, unless there is potential for conversion of existing buildings on the site compliant with local and national policy. If this is not the case, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of several Grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Brownfield site adjacent to the built form of the settlement but outside and separated from the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes, unless there is potential for conversion of existing buildings on the site compliant with local and national policy. If this is not the case, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of several Grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.
BIT018X	Land south of Brethren's meeting room	Bicton	0.2	N/A	N/A						
BIT019X	Land east of Merton	Bicton	0.1	N/A	N/A						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BIT010	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is within the development boundary so the principle of development is accepted, subject to material considerations including appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is within the development boundary so the principle of development is accepted, subject to material considerations including appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment.
BIT011X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
BIT013	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
BIT014	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is separated from the built form of Bicton by an agricultural field and is more closely associated with Four Crosses which has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub, as a result the site is not considered suitable or to have long term potential for open market residential development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; and/or their representatives. However the site is separated from the built form of Bicton by an agricultural field and is more closely associated with Four Crosses which has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub, as a result suitable employment development is limited to small scale rural enterprise and diversification schemes and the site is not considered to have long term potential for other forms of employment development.
BIT015	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for development and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy, unless there is potential for conversion of existing buildings on the site compliant with local and national policy. If this is not the case the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes, unless there is potential for conversion of existing buildings on the site compliant with local and national policy. If this is not the case, the site may have long term potential for other forms of employment, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site
BIT018X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
BIT019X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BIT021	Site adjoining Bicton School, Bicton	Bicton	0.85	26	0.34	Greenfield site to N of primary school outside but adjacent to development boundary currently in agricultural use for grazing. Site is bounded by primary school to S; Bicton Lane and residential estate development to E; residential properties and agricultural land to N and further agricultural land to W. Boundaries comprised mostly of trees and hedges with some fencing on N boundary. Watercourse runs along N and W boundary. Site has road frontage and current vehicle access to Bicton Lane. Pedestrian and cycle access via Bicton Lane to existing established links.	Edge of settlement site so mix of development and farmland/countryside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and suitable management of any physical, heritage and environmental constraints present. For instance the site is within 300m of several Grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and suitable management of any physical, heritage and environmental constraints present. For instance the site is within 300m of several Grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.
BIT022	East of Villa Farm, Bicton	Bicton	6.21	186	2.49	Large greenfield site outside but adjacent to development boundary to E of Bicton. Site comprises 3 distinct field units - 2 smaller parcels adjoining Holyhead Rd further larger parcel to N all currently in agricultural use for grazing/arable/fodder crops. Site is bounded by mixture of residential estate development and individual properties to W; to E is further agricultural land and residential properties in SE corner; to N is further agricultural land; to S is Holyhead Rd and further agricultural land. Internal and external boundaries appear to be mostly comprised trees and hedgerows with some fencing. Site has extensive road frontage to Holyhead Rd but no current access; current vehicle access appears to be down Bicton Villa unsurfaced access track on W edge of site. Pedestrian and cycle access via track to Holyhead Rd and existing established links.	Edge of settlement site so mix of development and farmland/countryside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of Grade 2* Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of TPO's, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of Grade 2* Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of TPO's, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
BIT023	Land east of Bicton Lane, Bicton	Bicton	2.37	71	0.95	Large greenfield site outside but adjacent to development boundary. Residential development to east and north-west; church field to south and agricultural to north. site forms part of an open area of gently undulating fields and is currently agricultural grazing land. The eastern edge abuts the properties of Brookside, a relatively modern Close of residential properties. To the west is Bicton Lane, which in the section nearest to the appeal site, comprises a narrow single carriageway with a strongly rural appearance, bounded by mature trees and hedgerows. At some distance to the south, beyond the boundary of the appeal site, is Holy Trinity Parish Church, an attractive Grade II church built between 1885-7. There are other designated and non-designated heritage assets in the locality. Immediately to the north and beyond is attractive rural countryside. Small road frontages to Bicton Lane and Brookside current highway access via Bicton Lane. Pedestrian and cycle access via Bicton Lane to existing established networks. Site has been subject to 2 refused applications subsequently dismissed at appeal as contrary to policy and impact on landscape character and environmental dimensions of sustainability.	Surrounding character is predominantly agricultural, with the exception of residential development to the south-east and some large dwellings and their curtilages to the north-west.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, a small part of the site in Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential subject to appropriate management of any physical, heritage and environmental constraints present. For instance the suitability of the access is subject to highway approval. The site is within 300m of Grade 2 and 2* Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains TPO's, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, a small part of the site in Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment subject to appropriate management of any physical, heritage and environmental constraints present. For instance the suitability of the access is subject to highway approval. The site is within 300m of Grade 2 and 2* Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains TPO's, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
BIT024	Land north of Bicton Farm, Bicton	Bicton	0.94	28	0.38	Greenfield site in open countryside to west of cluster of dwellings and farm buildings as old part of Bicton. Site is currently in agricultural use for rough grazing/fodder crops. Site has agricultural land on N, S and E and boundary with Bicton Lane and residential properties and farm buildings to W. Boundaries to W and S are clearly defined by Bicton Lane and access track however N and E boundaries are not discernible and appear arbitrary. Site has road frontage and access to Bicton Lane though this has deteriorated to very narrow lane with few residential properties beyond this point. Pedestrian and cycle access via Bicton lane to existing established links	Farmland in appearance with individual properties and farm complex to W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to the built form of the settlement but outside and separated from the development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of several Grade 2 Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to the built form of the settlement but outside and separated from the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of several Grade 2 Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BIT025	Land west of Bicton Lane, Bicton	Bicton	1.00	30	0.40	Greenfield site in open countryside to west of cluster of dwellings and farm buildings as old part of Bicton. Site is currently in agricultural use for rough grazing/fodder crops. Site has agricultural land on N, S and E and boundary with Bicton Lane and residential properties and farm buildings to W. Boundaries to W and N are clearly defined by Bicton Lane and access track however S and E boundaries are not discernible and appear arbitrary. Site has road frontage and access to Bicton Lane though this has deteriorated to very narrow lane with few residential properties beyond this point. Pedestrian and cycle access via Bicton lane to existing established links	Farmland in appearance with individual properties and farm complex to W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is adjacent to an intensive agricultural use and the relationship between this site and the adjacent use will require due consideration. The site is also within 300m of several Grade 2 Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is adjacent to an intensive agricultural use and the relationship between this site and the adjacent use will require due consideration. The site is also within 300m of several Grade 2 Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BIT026	Land East of Calcott Lane, south-east of Bicton	Bicton	15.24	457	6.10	Greenfield site outside but adjacent to development boundary of Four Crosses element of cluster. Site is currently in agricultural use for grazing/fodder crops. Site has agricultural land N, S, and W; to E is residential development and Brethren Meeting House. Site has extensive road frontage to both Holyhead Rd and Calcott Lane. Site has current vehicle access from Calcott Lane. Site boundaries are a mix of established hedgerows and trees with some additional fencing along Holyhead Rd.	Agricultural with built development to W	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is very large and is located within the gap between Bicton and Shrewsbury, this will require due consideration. The sites relationship with the settlements of Bicton, Four Crosses and Shrewsbury would require due consideration. The site is within 300m of a Grade 2 Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 250m of 2 Wildlife Sites so development is subject to an assessment of the impact on these locally designated sites. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is very large and is located within the gap between Bicton and Shrewsbury, this will require due consideration. The sites relationship with the settlements of Bicton, Four Crosses and Shrewsbury would require due consideration. The site is within 300m of a Grade 2 Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 250m of 2 Wildlife Sites so development is subject to an assessment of the impact on these locally designated sites. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
BIT027	Land west of Isle Lane, east of Bicton	Bicton	5.94	178	2.38	Large greenfield site in open countryside away from development boundaries. Site is currently in agricultural use for arable/fodder crops. Largely surrounded by other agricultural uses with some scattered residential properties and farm buildings to SW corner and Bicton Business Park to W. Site boundaries clearly defined and comprised of hedgerows and mature trees on all sides. Road frontage and current vehicle access to Isle Lane. Pedestrian and cycle access via Isle La (no pavement) to existing established network. Site is crossed by low voltage overhead power lines.	Agricultural with commercial uses at Business Park to W.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. Consequently open market residential development on the site would currently be contrary to policy. Due to the sites location it is not considered to have long term potential for open market dwellings.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. However it is located adjacent to the business park. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location adjacent to the business park, it may have potential for other forms of employment, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance a Low voltage overhead power lines cross site N-S, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The ability to integrate/complement the adjacent employment site will require due consideration. The site is within proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BIT028	East of Isle Lane, east of Bicton	Bicton	0.62	19	0.25	Mixed site away for development boundaries currently in agricultural use for rough grazing with 2 residential properties on site in NW corner of site. Boundaries are not clearly discernible on N and E boundaries - arbitrary line across fields; to W boundary with Isle Lane and residential properties, to S boundary of trees and hedgerow with other agricultural land. Site has road frontage and current vehicle access from Isle Lane. Pedestrian and cycle access via Isle La (no pavement) to existing established network. Site adjoins existing residential properties to SW and N but is surrounded by agricultural land in all other directions.	Mostly agricultural with some residential in immediate proximity.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. Consequently open market residential development on the site would currently be contrary to policy. Due to the sites location it is not considered to have long term potential for open market dwellings.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. However it is located adjacent to the business park. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location adjacent to the business park, it may have potential for other forms of employment, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The ability to integrate/complement the adjacent employment site will require due consideration.
BIT029	Land north of Bicton Business Park, east of Bicton	Bicton	1.25	38	0.50	Greenfield site to rear of existing Bicton Business Park, Site is outside and away from development boundaries. Currently in agricultural use for grazing. Site adjoins existing business park to W and garden of Rossall Heath House to S; further agricultural land to W and N. Boundaries clearly defined by adjoining uses and access track to N however E boundary is not defined - arbitrary line across field. Site has no road frontage as such but is access by surfaced road from Isle Lane. Pedestrian and cycle access via Isle La (no pavement) to existing established network. Large pond to S of site in garden of Rossall Heath House.	Agricultural and commercial.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. Consequently open market residential development on the site would currently be contrary to policy. Due to the sites location it is not considered to have long term potential for open market dwellings.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. However it is located adjacent to the business park. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location adjacent to the business park, it may have potential for other forms of employment, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The ability to integrate/complement the adjacent employment site will require due consideration.
BIT030	Land at Bicton Hall, Bicton	Bicton	1.90	57	0.76	Site is in agricultural use and contains a large square enclosure which may be a former walled garden associated with Bicton Hall.	A mix of agricultural and sporadic residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Bicton, but outside the development boundary within the open countryside. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of Grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains TPO's, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Bicton, but outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of Grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains TPO's, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BIT031	Land north of Oxon Pool, Four Crosses	Bicton	2.92	88	1.17	Site is in agricultural use (grazing).	Residential to the west, touring caravan park to south-east, agriculture otherwise.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary for Four Crosses. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, Four Crosses has not been identified as a proposed Strategy/Principal/Key Centre or Community Hub, therefore the site is not considered to have long term potential for open market dwellings.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary for Four Crosses. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Four Crosses has not been identified as a proposed Strategy/Principal/Key Centre or Community Hub, the site is not considered to have long term potential for other forms of employment development.
BOM002	Land south of Preston Grubbals Road, Bomere Heath	Bomere Heath	3.33	100	1.33	The site is a large agricultural field. The site slopes slightly, its boundaries are formed mostly by hedgerows and residential curtilages.	Residential dwellings can be seen immediately west of the site as part of the village of Bomere Heath. The south and east sides are agricultural, and the north of the site runs parallel to Preston Grubbals Road	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, Bomere Heath has been identified as a proposed Community Hub, therefore the site may have long term potential, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance a Pubic Right of Way (PROW) passes through the site. The suitability of any access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, Bomere Heath has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance a Pubic Right of Way (PROW) passes through the site. The suitability of any access is subject to highway approval.
BOM003	Land north of Preston Grubbals Road, Bomere Heath	Bomere Heath	1.50	45	0.60	The site is a large agricultural field. The site slopes slightly, its boundaries are formed mostly by hedgerows and residential curtilages. It is positioned north of Preston Grubbals Road, east of Bomere Heath. The site is relatively flat.	The site is situated east of Bomere Heath, with its southern boundary running parallel to Preston Grubbals Road. There is a Reservoir to the north of the site.	Not Suitable	The site is located outside and separated from the built form of the settlement by other land. Consequently open market residential is contrary to policy. Furthermore due to the sites separation from the built form of the settlement it is not considered to have long term potential for open market residential development.	Not Suitable	The site is located outside and separated from the built form of the settlement by other land. As such employment development is limited to small scale rural enterprise and diversification schemes. However due to the sites separation from the built form of the settlement it is not considered to have long term potential for other forms of employment development.
BOM004	Land west of Merrington Road, Bomere Heath	Bomere Heath	9.99	300	4.00	This site consists of a series of agricultural fields, to the north west of Bomere Heath adjacent to Merrington Road, and is situated behind Pump Road and Percy Thrower Avenue, north of Baschurch Road. The site is slightly sloped with its highest point to the west side. The site is outside of the Bomere Heath development boundary.	Site is surrounded by agricultural land to the north and east, with the existing built form (residential) to the west and south. Bomere Heath Methodist Church located just south of the site.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance overhead electricity lines run through the site from east to west to the northern side of the site. The suitability of any access is subject to highway approval. The site is also within 30m of trees subject to Tree Preservation Orders, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance overhead electricity lines run through the site from east to west to the northern side of the site. The suitability of any access is subject to highway approval. The site is also within 30m of trees subject to Tree Preservation Orders, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
BOM006	Land north-east of the railway line, west of Bomere Heath	Bomere Heath	4.89	147	1.96	Site is inaccessible to both pedestrians and vehicles. Its south west boundary runs along the trainline. The north boundary runs along a hedgerow, with a large pylon in the north-west corner of the site.	The site is situated south west of Bomere Heath, running adjacent to the trainlines north of the level crossing at The Old Station B&B, and north of the cricket and football pitches.	Not Suitable	The site is located adjacent to but outside the built form of the settlement. Consequently open market residential is contrary to policy. Furthermore the site does not appear to have a road frontage or means of gaining access to the site, as such it is unsuitable for development. There are also overhead pylons present on the site.	Not Suitable	The site is located adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site does not appear to have a road frontage or means of gaining access to the site, as such it is unsuitable for development. There are also overhead pylons present on the site.
BOM007X	Brook Road	Bomere Heath	0.1	N/A	N/A						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BIT031	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However, the site is located adjacent to but outside of the settlement development boundary for Four Crosses. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, Four Crosses has not been identified as a proposed Strategy/Principal/Key Centre or Community Hub, therefore the site is not considered to have long term potential for open market dwellings.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the site is located adjacent to but outside of the settlement development boundary for Four Crosses. As such employment development is limited to small scale rural enterprise and diversification schemes. As Four Crosses has not been identified as a proposed Strategy/Principal/Key Centre or Community Hub, the site is not considered to have long term potential for other forms of employment development.
BOM002	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
BOM003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is separated from the built form of the settlement by other land.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development other than small scale rural enterprise and diversification schemes as it is separated from the built form of the settlement by other land.
BOM004	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
BOM006	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. However, the site is not suitable for development as it is located in the countryside where open market residential development is currently contrary to policy and the site does not appear to have a road frontage or means of gaining access to the site.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. However, the site is not suitable for development as it does not appear to have a road frontage or means of gaining access to the site.
BOM007X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BOM008	North of Cornfield Close, Bomere Heath	Bomere Heath	0.20	6	0.08	Site is located to the north east corner of Bomere Heath village, along Cornfield Close. It is designated as Open Space.	Housing surrounds the site to the west, south and east, with agricultural land to the north behind a hedgerow	Not Suitable	The site is within the development boundary. However, the site is an identified amenity green space, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.	Not Suitable	The site is within the development boundary. However, the site is an identified amenity green space, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.
BOM010	Land north of the Pavilion, south-west of Bomere Heath	Bomere Heath	6.75	203	2.70	Site comprises two rectangular fields to the south west of the settlement. The northern field is in agricultural use (cropping) whilst the southern one is a football field. Overhead electricity lines cross the centre of the site from north-west to south-east	Agricultural land to the west, north and east, cricket ground to the south.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, the eastern portion of the site is identified as an outdoor sports facility, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. As the area of open space represents the sites only road frontage it is unclear how the remainder of the site could be developed without this element of the site, therefore the site is unsuitable for development. Overhead electricity cables run through the centre of the northern field and there is also a pylon within the site. It is understood that a balancing pond associated with the allocated residential development site is proposed on the southern portion of the site.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the eastern portion of the site is located identified as an outdoor sports facility, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. As the area of open space represents the sites only road frontage it is unclear how the remainder of the site could be developed without this element of the site, therefore the site is unsuitable for development. Overhead electricity cables run through the centre of the northern field and there is also a pylon within the site. It is understood that a balancing pond associated with the allocated residential development site is proposed on the southern portion of the site.
BOM012	Land at Broomhall Lane, Bomere Heath	Bomere Heath	0.91	27	0.36	Site is greenfield behind the curtilage of the residential dwellings to the east side of Bomere Heath, outside of the development boundary.	Residential dwellings comprise the west side of the site, with agricultural land to the east.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Additionally, the site appears to be landlocked, as such in isolation it is unsuitable for development.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site appears to be landlocked, as such in isolation it is unsuitable for development.
BOM013	Land north of Baschurch Road, Bomere Heath	Bomere Heath	2.35	71	0.94	The site is a large agricultural field. The site is fairly flat throughout, its boundaries are formed by hedgerows and Baschurch Road	The site is surrounded by agricultural land, with some residential use to the south east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.
BOM014	Land to the rear of The Crescent, Bomere Heath	Bomere Heath	1.22	36	0.49	Site is west of Bomere Heath, outside of the development boundary behind the curtilage of the residential dwellings on The Crescent. There is no clear access to the site.	Site is surrounded by residential to the east and agricultural land to the west.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Additionally, the site appears to be landlocked, as such it is unsuitable for development.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site appears to be landlocked, as such it is unsuitable for development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BOM008	Currently Available	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However, the site is an identified amenity green space, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. However, the site is an identified amenity green space, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.
BOM010	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. However, the site is not suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the eastern portion of the site is identified as an outdoor sports facility, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision and the sites only road frontage it at this area of open space.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. However, the eastern portion of the site is identified as an outdoor sports facility, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision and the sites only road frontage it at this area of open space.
BOM012	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is unsuitable as it appears to be landlocked.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not suitable for development as it appears to be landlocked.
BOM013	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
BOM014	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is unsuitable as it appears to be landlocked.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not suitable for development as it appears to be landlocked.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BOM015	Land west of The Orchard, Bomere Heath	Bomere Heath	0.66	20	0.26	The site is located adjacent to the development boundary of Bomere Heath, at the end of Whitehouse Lane. This is however after a private road and so is not currently accessible.	To the east of the site are residential dwellings, with agricultural land to the north, south and west sides.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, the site appears to be landlocked, with its only potential road frontage onto an unadopted road as such it is unsuitable for development.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site appears to be landlocked, with its only potential road frontage onto an unadopted road as such it is unsuitable for development.
BOM016	Land south of Magnolia Close, Bomere Heath	Bomere Heath	4.15	124	1.66	Site runs along Shrewsbury Road just south of Magnolia Close. The site is adjacent to a dwelling and its curtilage, and the remainder of the site is agricultural land.	The site is surrounded on three sides by agricultural land, with Shrewsbury Road immediately to the west. South west of the site are cricket and football pitches, and Bomere Heath itself is immediately north.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the ability to provide an appropriate access is subject to highway approval.
BOM017	Land east and west of Broomhall Lane	Bomere Heath	1.88	56	0.75	The site is located either side of Broomhall Lane, to the east of Bomere Heath. It is currently primarily used for agricultural purposes but also includes the telephone exchange building and its curtilage.	Surrounding the site is residential to the west and agricultural east, north and south. Broomhall Lane which splits the site is narrow and enters Bomere Heath northwards.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The majority of the site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraint. For instance the ability to provide an appropriate access is subject to highway approval. The site also both contains and is in proximity of trees subject to Tree Preservation Orders, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The majority of the site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraint. For instance the ability to provide an appropriate access is subject to highway approval. The site also both contains and is in proximity of trees subject to Tree Preservation Orders, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
BOM019	West of Chelmaren, Bomere Heath	Bomere Heath	1.98	59	0.79	Site to the south of settlement in agricultural use (part arable and part grazing).	Isolated dwelling (Chelmaren) to the east, agricultural uses to south, west and north.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints.
BOM020	North of football pitch, Bomere Heath	Bomere Heath	0.90	27	0.36	Site in agricultural use (cropping) and lies to the south west of the settlement.	Land to the west, north and east is in agricultural use whilst a football pitch and cricket ground lie to the south.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, as the site is separated from the built form of the settlement by other land it is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as the site is separated from the built form of the settlement by other land it is not considered to have long term potential for other forms of employment development.



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BOM021	East of Merrington Road, Bomere Heath	Bomere Heath	0.76	23	0.30	Site is in agricultural use (cropping) and lies to the north of Bomere Heath, off Merrington Road.	Land partly adjacent to north and south west has been developed for affordable housing whilst land to the south comprises older residential development. Other surrounding land is in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.
BOM022	North of Preston Grubbals Road, Bomere Heath	Bomere Heath	1.56	47	0.63	Site is in agricultural use (grazing) and lies to the east of Bomere Heath along the Preston Grubbals road	Land to the west and south is in residential use, land to the north and east is in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site also contains and is within 30m of trees subject to Tree Preservation Orders, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site also contains and is within 30m of trees subject to Tree Preservation Orders, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
BOM023	Grange Farm, Bomere Heath	Bomere Heath	5.95	178	2.38	Site is in agricultural use (cropping) and lies to the north east of Bomere Heath.	Agricultural land to east, north and part of west of site. Residential to the south-west and south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.
BOM024	Land to the north of Bomere Heath	Bomere Heath	6.50	195	2.60	The site is a large agricultural field. The site slopes downwards slightly towards the west side, its boundaries are formed by hedgerows and residential curtilages.	Residential dwellings can be seen to the south of the site as part of the village of Bomere Heath. The north and east sides are agricultural.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to the sites separation from the development boundary the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites separation from the development boundary the site is not considered to have long term potential for other forms of employment development.
WBR001	Land north of Brockton Brook, Brockton	Brockton	1.60	48	0.64	Large greenfield site currently in agricultural use for grazing/fodder crops on NW edge of Brockton. Site has agricultural land to N, S, and W; to E are farm buildings, farmhouse and 4 properties on Crow Hill Lane. Boundaries to N and W not clearly defined on ground - arbitrary line across larger field; boundaries to S and E defined by lane to Hampton Beech and fencing respectively. Site has road frontage to lane to Hampton Beech but current vehicle access from smaller field on E. Pedestrian and cycle links via lane (no pavement) to village and B4386 to established network.	Open countryside in agricultural use	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate open market residential development within the Community Cluster is limited to infilling and conversions. As such this site is considered to be open countryside and open market residential development is contrary to policy. However, the site may have long term potential as Brockton has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate employment development within the Community Cluster is limited to infilling and conversions. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development as Brockton has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.



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WBR004	Land to the West & South of the Primary School, Brockton	Brockton	4.51	135	1.81	Large greenfield site on E edge of Brockton occupying land between settlement and primary school also including portion of large field S of and adjoining B4386. Site currently in agricultural use for grazing/pasture and fodder crops. Site has residential estate development to E and N, primary school to W and B4386 to S and then additional portion of site which has agricultural use E, S and W. Site boundaries comprised hedgerows on all sides augmented in some places by fencing esp. on E boundary with primary school. Site has road frontages and current vehicle access both to B4386 and to Croft Close/Brockton Meadow on W. Pedestrian and cycle access via same route to established network - pavement provision in both cases. S portion of site has a recent refusal for residential development. SE corner of N portion has outstanding permission for new GP surgery.	Built development on 3 sides of larger N portion. S portion on opposite side of B4386 is surrounded by agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate open market residential development within the Community Cluster is limited to infilling and conversions. As such this site is considered to be open countryside and open market residential development is contrary to policy. However, the site may have long term potential as Brockton has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is located in the gap between Brockton and Worthen, which will require due consideration. The site is also within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate open market residential development within the Community Cluster is limited to infilling and conversions. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment as Brockton has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is located in the gap between Brockton and Worthen, which will require due consideration. The site is also within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WBR005	Land off B4386, Brockton	Brockton	0.77	23	0.31	Greenfield site on SW edge of Brockton currently in agricultural use for rough grazing/paddock. Site has property adjoining NW corner and individual properties to N; otherwise site has agricultural land on all sides. Site boundaries clearly defined by hedgerows/trees except on NE boundary where defined by fence. Site has remnants of existing hedgerow and couple of established trees across centre of site. Site has road frontage and current vehicle access to B4386. Pedestrian and cycle access via same route to established network - no pavement provision.	Open countryside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate open market residential development within the Community Cluster is limited to infilling and conversions. As such this site is considered to be open countryside and open market residential development is contrary to policy. However, the site may have long term potential as Brockton has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate employment development within the Community Cluster is limited to infilling and conversions. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development as Brockton has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WBR006	Land off the Hawthorns, Brockton	Brockton	1.74	52	0.70	Greenfield site to W of Brockton currently in agricultural use for grazing/pasture. Site has existing residential estate development of Oakfield Close and the Hawthorns to W, current agricultural land as SLAA site WBR004 to S and further agricultural land to N and E. Site boundaries are clearly defined by tree/hedgerows and residential properties on W, S and E but N boundary is not physically defined - arbitrary line across field. Site does not have road frontage as such and current vehicle access is via larger element of field to N. Pedestrian and cycle access via PROW along S edge of site to established network.	Agricultural/open countryside apart from residential development to W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate open market residential development within the Community Cluster is limited to infilling and conversions. As such this site is considered to be open countryside and open market residential development is contrary to policy. However, the site may have long term potential as Brockton has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is located in the gap between Brockton and Worthen, which will require due consideration. The site is also within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate open market residential development within the Community Cluster is limited to infilling and conversions. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment as Brockton has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is located in the gap between Brockton and Worthen, which will require due consideration. The site is also within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BKL001	Field opposite the Junior School, Bucknell	Bucknell	1.45	44	0.58	This site comprises two small fields close to the centre of the village and sits within the development boundary. The fields are in agricultural use and are very gently undulating in nature.	The site is close to the centre of the village and is therefore surrounded by a variety of uses. To the south of the site, on the opposite of the road is the railway line and station. To the west, on the opposite side of the road is the primary school and cemetery whilst to the remaining sides is low density residential development.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so development is acceptable in policy terms. Suitability is subject to appropriate management of any physical, heritage or environmental constraints present. For instance the site is in proximity to the River Redlake Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so development is acceptable in policy terms. Suitability is subject to appropriate management of any physical, heritage or environmental constraints present. For instance the site is in proximity to the River Redlake Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BKL002	The Old Farm, Bucknell	Bucknell	3.15	95	1.26	This relatively large site sits near the centre of the village and is within the development boundary. The site is formed of a number of fields in agricultural use and is gently undulating in character. The eastern portion of the site is also separately assessed as BKL004.	The site is primarily surrounded buy residential development surrounded although there is a small petrol station to its south east corner	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so development is acceptable in principle subject to material considerations. However, part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The suitability of the remainder of the site is subject to appropriate management of any physical, heritage and environmental constraints present. For instance part of the site is within and the remainder is in proximity of a Conservation Area. The site is also within proximity of a Scheduled Monument and one or more listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The element of the site that is not within a Local Wildlife Site is in proximity of this site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so development is acceptable in principle subject to material considerations. However, part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The suitability of the remainder of the site is subject to appropriate management of any physical, heritage and environmental constraints present. For instance part of the site is within and the remainder is in proximity of a Conservation Area. The site is also within proximity of a Scheduled Monument and one or more listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The element of the site that is not within a Local Wildlife Site is in proximity of this site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BKL003	Land at Hill Farm, Bucknell	Bucknell	0.42	12	0.17	The site comprises two adjacent fields with a frontage to Bridgend Lane which are currently in agricultural use. The land slopes gently upwards to the north from Bridgend Lane. The site is neither within nor adjacent to the development boundary.	The south the site is fronted by Bridgend Lane beyond which is further agricultural land. The site is bound to the north and west by agricultural land and to the east by the buildings associated with Hill Farm	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary, but adjacent to the built form of Bucknell. Consequently, open market residential development on the site is currently contrary to Local Plan policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance access to the site can only be gained from Bridgend Lane, any access from here will need to cross the Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also entirely within the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary, but adjacent to the built form of Bucknell. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance access to the site can only be gained from Bridgend Lane, any access from here will need to cross the Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also entirely within the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BKL004	Grazing in the Centre of the Village, Bucknell	Bucknell	2.15	64	0.86	This site sits near the centre of the village and is within the development boundary. The site is formed of a number of fields in agricultural use and is gently undulating in character. The site forms the eastern portion of BKL002 which is assessed separately	The site is bound to the east by the B4367 to the opposite side of which is residential development which also borders the site to the north east and north. There is a small petrol station to its south east corner. To the west of the site is agricultural land	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so development is acceptable in principle subject to material considerations. However, part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. It is also understood that part of the site constitutes local playing fields, therefore area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The suitability of the remainder of the site is subject to appropriate management of any physical, heritage and environmental constraints present. For instance a very small part of the site is within and the remainder is in proximity of a Conservation Area. The site is also within proximity of a Scheduled Monument and one or more listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The element of the site that is not within a Local Wildlife Site is in proximity of this site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so development is acceptable in principle subject to material considerations. However, part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. It is also understood that part of the site constitutes local playing fields, therefore area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The suitability of the remainder of the site is subject to appropriate management of any physical, heritage and environmental constraints present. For instance a very small part of the site is within and the remainder is in proximity of a Conservation Area. The site is also within proximity of a Scheduled Monument and one or more listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The element of the site that is not within a Local Wildlife Site is in proximity of this site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
BKL005	Land west of The Tyndings, Bucknell	Bucknell	1.25	38	0.50	The site is formed of a single field in current use for livestock grazing and is bound to the north by the lane serving the Tyndings. In character the site is fairly flat before it starts sloping upwards at its southern boundary.	To its north the site is bound by the lane serving the Tyndings to the other side of which are the rear of some properties which face onto Bridgend Lane. The site is bound to the west and south by country lanes and to the east by the development known as the Tyndings	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary, but adjacent to the built form of Bucknell. Consequently, open market residential development on the site is currently contrary to Local Plan policy. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is located within the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within proximity of an Ancient Woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is also within proximity of the River Redlake Wildlife Site, development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary, but adjacent to the built form of Bucknell. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is located within the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within proximity of an Ancient Woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is also within proximity of the River Redlake Wildlife Site, development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
BKL008	Land adj. Redlake Meadow on B4367, Bucknell	Bucknell	1.96	59	0.78	A site to the south of the B4367 and to the eastern edge of the built form of the settlement. The site is comprised of a single field in agricultural use.	The site is bound to the north by the B4367 to the opposite side of which is a heavily screened yard. To the west is the built form of the settlement. The south is bound by further agricultural land and the River Redlake. To the east is further agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance part of the site is within the River Redlake Wildlife Site, consequently development on this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is therefore unsuitable for development. Development in the remainder of the site is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. Part of the site is within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site is also within 500m of Ancient Woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance part of the site is within the River Redlake Wildlife Site, consequently development on this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is therefore unsuitable for development. Development in the remainder of the site is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. Part of the site is within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site is also within 500m of Ancient Woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BKL008a	Phase 1 - Land adj. Redlake Meadow on B4367, Bucknell	Bucknell	0.85	25	0.34	A site to the south of the B4367 and to the eastern edge of the built form of the settlement. The site is comprised of part of an agricultural field.	The site is bound to the north by the B4367 to the opposite side of which is a heavily screened yard. To the west is the built form of the settlement. The south is bound by further agricultural land and the River Redlake. To the east is further agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is within proximity of the River Redlake Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 500m of Ancient Woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other employment uses subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is within proximity of the River Redlake Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 500m of Ancient Woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BKL003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site is located within the AONB. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site is located within the AONB. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BKL004	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is available, achievable and viable. Whilst the site is located within the development boundary, there are a number of constraints that apply. This includes the fact that part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. It is also understood that part of the site constitutes local playing fields, therefore area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Suitability of the site for open market residential development is therefore subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Whilst the site is located within the development boundary, there are a number of constraints that apply. This includes the fact that part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. It is also understood that part of the site constitutes local playing fields, therefore area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Suitability of the site for open market residential development is therefore subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BKL005	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However, the site separated from the development boundary, but adjacent to the built form of Bucknell, consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site is located within the AONB. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is not suitable as it is in an isolated location, distant from a 'recognisable named settlement' which offers services and facilities. Consequently, employment development is limited to small scale rural enterprise and diversification schemes.
BKL008	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to the exclusion from development of those parts of the site in and within an appropriate buffer of the River Redlake Wildlife Site; those parts of the site in Flood Zones 2 and/or 3; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the effect of development on the remainder of the site on the River Redlake Wildlife Site; the site's proximity to Ancient Woodland; and the sites proximity to heritage assets.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in open countryside; consequently employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; the exclusion from development of those parts of the site in and within an appropriate buffer of the River Redlake Wildlife Site; those parts of the site in Flood Zones 2 and/or 3; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the effect of development on the remainder of the site on the River Redlake Wildlife Site; the site's proximity to Ancient Woodland; and the sites proximity to heritage assets.
BKL008a	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in open countryside; consequently employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BKL009	Land south of Bridgend Lane, Bucknell	Bucknell	0.84	25	0.33	A long narrow site formed of a single field currently on agricultural use. The site is flat in character.	The site is south of the lane and has similar fields to either side. To the north of the lane is a children's play area and existing residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary, but adjacent to the built form of Bucknell. Consequently, open market residential development on the site is currently contrary to Local Plan policy. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is linear and projects into the countryside, this will require due consideration. The site is within proximity and access may pass through the River Redlake Wildlife Site, development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary, but adjacent to the built form of Bucknell. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is linear and projects into the countryside, this will require due consideration. The site is within proximity and access may pass through the River Redlake Wildlife Site, development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BKL010	Land Adjoining Ladywell, Bucknell	Bucknell	1.20	36	0.48	A small site that wraps around existing development. Currently used for agricultural purposes the land is gently undulating in nature. The site is adjacent to the development boundary.	The adjacent area to the site's south west that is already developed is recent residential development. The remaining surrounding area remains in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is located within the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 500m of Ancient Woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is within 250 of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to policy requirements and/or policy changes. For instance the site is located within the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 500m of Ancient Woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is within 250 of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BKL011	Timber Yard / Station Yard, Bucknell	Bucknell	1.14	34	0.46	The site consists of part of a Station Yard site to the south of Bucknell (now vacant) - this element of the site is allocated for employment development, the remainder of the site to the south is allocated for residential development.	Character to the east and west is primarily agricultural. Character to the south consists of employment (remainder of the site) beyond which is agricultural. Character to the north is primarily residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is an employment allocation. As such residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage or environmental constraints present. For instance the site is separated from the town by the railway line (crossing available). The ability to provide an appropriate access to and into the site is subject to highway approval. The site is also in proximity of a conservation area, scheduled monument and listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also in proximity of a wildlife site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the settlement development boundary and allocated for employment uses. Therefore employment development on the site would be considered an appropriate use. Suitability is subject to appropriate management of any physical, heritage or environmental constraints present. For instance the site is separated from the town by the railway line (crossing available). The ability to provide an appropriate access to and into the site is subject to highway approval. The site is also in proximity of a conservation area, scheduled monument and listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also in proximity of a wildlife site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BUR001	Field adjacent to the Aspire Centre, Burford	Burford	1.19	36	0.48	A parcel of grazing land adjacent to the A456 within the development boundary and surrounded by residential, business and educational uses.	The site sits on the northern side of the A456 to which on the opposite side is a small development of housing. There are also residential development to the south western side of the site. To the north west and north of the site are the Lower and Upper Teme Valley Business Parks respectively. To the east of the site is the Aspire Centre (part of N. Shropshire College) and a veterinary surgery.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary. As such open market residential development is suitable in principle. Suitability is subject to appropriate management of any physical, heritage or environmental constraints present. For instance surrounding uses are primarily employment based, the relationship between any development on this site (and resultant sensitive users) and surrounding uses will require due consideration. The site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also within 300m of a number of G2 listed buildings and Castle Tump, a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary. As such open market residential development is suitable in principle. Suitability is subject to appropriate management of any physical, heritage or environmental constraints present. For instance the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also within 300m of a number of G2 listed buildings and Castle Tump, a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BUR002	Land adjacent to Lineage Farm, Burford	Burford	2.04	61	0.82	The site comprises the northern part of a field in agricultural use and runs adjacent to the southern side of the A456. The site is flat in character	The northern boundary of the site is mainly formed by the A456 to the opposite side of which is a mix of residential properties and the Lower Teme Valley Business Park. To the NE and E of the site is a small residential development whilst to the W is Burford Nurseries. To the south of the site is a continuation of the same field from which the site is formed.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside of the development boundary. As such open market residential development would be contrary to policy. However, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also within 300m of a number of G2 listed buildings and Castle Tump, a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside of the development boundary. As such appropriate employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also within 300m of a number of G2 listed buildings and Castle Tump, a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BKL009	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the fact that the site projects into the countryside. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the fact that the site projects into the countryside. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BKL010	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the sites location in the Shropshire Hills AONB and its proximity to Ancient Woodland, a Wildlife Site, a Scheduled Monument, a Conservation Area and one or more Listed Buildings.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the sites location in the Shropshire Hills AONB and its proximity to Ancient Woodland, a Wildlife Site, a Scheduled Monument, a Conservation Area and one or more Listed Buildings.
BKL011	Currently Available	The site has been allocated for employment development. Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Currently Available	The site has been allocated for employment development. Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viable	The site has been allocated for employment development. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is an employment allocation, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for employment development. Suitability of the site for employment development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BUR001	Currently Available	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Currently Available	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viable	Shropshire Council Officers have confidence that the site is viable. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for open market residential development subject to appropriate assessment and management of any physical, environmental; or heritage constraints to the site (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Specifically the sites setting is primarily employment based. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Accepted - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for employment development subject to appropriate assessment and management of any physical; environmental; or heritage constraints to the site (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Specifically the sites setting is primarily employment based. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BUR002	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. The site is not currently suitable for development as it is located in open countryside; consequently employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BUR003	Land adjacent to the Old Forge, Burford	Burford	0.40	12	0.16	A small site that is immediately behind the dwelling known as "The Old Forge" which sits in its curtilage to the northern side of the A456. The site, which is used for agricultural purposes, is flat.	To the south of the site is the dwelling known as "The Old Forge" and its curtilage whilst to the east of the site is an area of grass that appears to be also associated with "The Old Forge". To the north and west of the site are fields in agricultural use.	Not Suitable	The site is outside and separated from the development boundary by an agricultural field. As such open market residential would therefore be contrary to policy. Furthermore, the site appears to be landlocked, with access only possible through land outside the site area - it is unclear whether the agreement for such an access would be achievable. As such the site is unsuitable for development.	Not Suitable	The site is outside and separated from the development boundary by an agricultural field. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site appears to be landlocked, with access only possible through land outside the site area - it is unclear whether the agreement for such an access would be achievable. As such the site is unsuitable for development.
BUR004	Land east of Boraston Drive and south of Worcester Road, Burford	Burford	6.74	202	2.69	This site is formed of the western portion of a large field that sits immediately adjacent to the built form of Burford at its eastern edge. The field is currently used for agricultural purposes. The site is fronted to its southern boundary by the A456.	To the west of the site is the eastern edge of the Burford built form and to the south is the A456 to the opposite of which is agricultural land. To its north the site is bound by the line of a disused railway beyond which lies further agricultural land. The western edge of the site is bordered by the eastern element of the same field also in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside of the development boundary. As such open market residential development would be contrary to policy. However, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also within 300m of a number of a G2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also within 300m of a number of a G2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BUR005	Land adjacent to Lockyers Farm, Burford	Burford	0.70	21	0.28	An "L" shaped plot which wraps around the eastern and northern sides of the buildings associated with Lockyers Farm having a short frontage to the northern side of the A456. The land is currently in agricultural use. The site is flat. The site is outside of and not adjacent to the development boundary.	The land surrounding the site is in agricultural use with the buildings (dwelling cottages and houses) associated with Lockyers Farm falling between the western part of the rear of the site and the A456.	Not Suitable	The site is outside and separated from the development boundary by agricultural fields. As such open market residential development would therefore be contrary to policy. Due to the sites separation from the built form of the settlement, it is not considered to have long term potential for open market residential development.	Not Suitable	The site is outside and separated from the development boundary by agricultural fields. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites separation from the built form of the settlement, it is not considered to have long term potential for other forms of employment development.
BUR006	Land adjacent to the former railway line, Burford	Burford	1.64	49	0.65	A rectangular site set back between sites BUR003,005, 007 and the dwelling known as "The Old Forge" which front onto the A456 to the south and a dismantled railway line to the north. The site is flat and is used for agricultural purposes. The site is outside of but adjacent to the development boundary	To the north (to the far side of the dismantled railway), west and to the south (sites BUR003,005, 007 of this study) the land is used for agricultural purposes. Also to the south is the rear of a long curtilage to the residence "The Old Forge". To the east of the site is the Lower Teme Business Park.	Not Suitable	The site is adjacent to but outside of the development boundary. As such open market residential development would be contrary to policy. Furthermore, the site appears to be landlocked. The only potential point of access appears to be through the adjacent employment site, which has an existing unit close against the sites boundary, the ability to form/agree an access from this site is unclear. The suitability of any such access would be subject to highway approval. As such the site is unsuitable for open market residential development.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site appears to be landlocked. The only potential point of access appears to be through the adjacent employment site, which has an existing unit close against the sites boundary, the ability to form/agree an access from this site is unclear. The suitability of any such access would be subject to highway approval. As such the site is unsuitable for development.
BUR007	Land adjacent to Northwick Cottages, Burford	Burford	0.74	22	0.29	The site sits between the western boundary of the Lower Teme Business Park and the Northwick Cottages with a frontage to the A456. The site is flat and in agricultural use.	To the west of the site is a series of curtilages belonging to the Northwick Cottages whilst to the north and south (on the opposite side of the A456) is land in agricultural use. To the east of the site is the Lower Teme Business Park	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside of the development boundary. As such open market residential development would be contrary to policy. However, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is within 300m of a number of a G2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is within 300m of a number of a G2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BUR003	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not considered suitable for development as it is located outside and separated from the development boundary by an agricultural field. Furthermore, the site appears to be landlocked, with access only possible through land outside the site area.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. However the site is separated from the development boundary by an agricultural field and appears to be landlocked, with access only possible through land outside the site area.
BUR004	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; confirmation of its availability; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BUR005	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not considered suitable for open market residential development as it is located outside and separated from the development boundary by an agricultural field.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. As the site is separated from the development boundary by agricultural fields, suitable employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites separation from the built form of the settlement, it is not considered to have long term potential for other forms of employment development.
BUR006	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not considered suitable for open market residential development as it is located outside and separated from the development boundary by an agricultural field. The site also appears to be landlocked, with the only potential point of access through the adjacent employment site, which has an existing unit close against the sites boundary, the ability to form/agree an access and its suitability is therefore unclear.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. However the site is separated from the development boundary by an agricultural field and appears to be landlocked, with access only possible through the adjacent employment site, which has an existing unit close against the sites boundary, the ability to form/agree an access and its suitability is therefore unclear.
BUR007	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However, as the site is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
BUR008	Land adjacent to Burford Nursery, Burford	Burford	2.86	86	1.14	The site is a long and rectangular sitting adjacent to the A456 on which it has a frontage of approx. 280m. Towards its western end the site wraps around Turnpike Cottage, a listed building. The site is formed of the northern part of a large field which is flat with the majority being employed in agricultural purposes. The eastern side of the site, approx. 40% of the site area, is currently used in connection with the Burford Nurseries. The site is approx. 80m deep any further expansion of which is effectively limited by the presence of Flood Zones 2&3.	To the north of the site is the A456 to the opposite of which is a mix of residential and agricultural uses. To the remaining three sides of the site is agricultural land which, to the south of the site, is affected by Flood Zones 2&3.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside of the development boundary. As such open market residential development would be contrary to policy. However, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also adjacent to a G2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also adjacent to a G2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
BUR009	Land adjacent to The Rectory, St Mary's Church, west of Burford	Burford	0.52	15	0.21	An agricultural field located adjacent to The Rectory, St Mary's Church, west of Burford.	Surrounding character is predominantly agricultural. However there are also several rural dwellings, a church and a nursery in proximity.	Not Suitable	The site is separated from the development boundary and built form of the core of Burford. As such open market residential development would be contrary to policy. Due to the sites separation from Burford, it is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the development boundary and built form of the core of Burford. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites separation from Burford, it is not considered to have long term potential for other forms of employment development.
SPH001	Land north of Worcester Road, Burford	Burford	2.68	80	1.07	The sites consists of part of an agricultural field, located to the east of Burford.	Surrounding character is predominantly agricultural.	Not Suitable	The site is located outside and separated from the development boundary by the remainder of an agricultural field. As such open market residential development is contrary to policy. Furthermore, due to the sites separation from the built form of the settlement it is not in isolation considered to have long term potential for open market residential development.	Not Suitable	The site is located outside and separated from the development boundary by the remainder of an agricultural field. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites separation from the built form of the settlement it is not in isolation considered to have long term potential for other forms of employment development.
SPH002	Land at Spring Cottage, Worcester Road, Burford	Burford	0.52	16	0.21	The sites consists of a small cottage and its garden/hinterland.	Surrounding character is predominantly agricultural. There is a large rural dwelling located to the east of the site.	Not Suitable	The site is located outside and separated from the development boundary by an agricultural field. As such open market residential development is contrary to policy. Furthermore, due to the sites separation from the built form of the settlement it is not in isolation considered to have long term potential for open market residential development.	Not Suitable	The site is located outside and separated from the development boundary by an agricultural field. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites separation from the built form of the settlement it is not in isolation considered to have long term potential for other forms of employment development.
CHR001	Land between Orchard House and Crofton, Chirbury	Chirbury	0.26	8	0.10	Site comprises a field in agricultural use (grazing) to the west of the B4386 heading towards Hockleton Bridge.	Land to the east and west is in agricultural use, land to the north and south is in residential use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of the settlement and in the countryside. As such open market residential development is currently contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of the settlement where employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
BUR008	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viability	The site has been submitted through the 'call for sites' for a relevant use, for a relevant use. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the adjacent G2 listed building. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the adjacent G2 listed building. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Such constraints include the nearby G2 listed buildings and SSSI.
BUR009	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for open market residential development as it is located outside and distant from the development boundary and core of the built form of Burford.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. As the site is located outside and distant from the development boundary and core of the built form of Burford, suitable employment development is limited to small scale rural enterprise and diversification schemes.
SPH001	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown, where necessary this will be informed by further discussions with landowners and/or their representatives. However the site in isolation is not considered suitable for open market residential development as it is located outside and separated from the development boundary of Burford. It would therefore represent an isolated block of development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. The site is located outside and separated from the development boundary by an agricultural field, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However due to the sites location, in isolation it is not considered to have long term potential for other forms of employment, as this would represent an isolated block of development.
SPH002	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown, where necessary this will be informed by further discussions with landowners and/or their representatives. However the site in isolation is not considered suitable for open market residential development as it is located outside and separated from the development boundary of Burford. It would therefore represent an isolated block of development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. The site is located outside and separated from the development boundary by an agricultural field, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However due to the sites location, in isolation it is not considered to have long term potential for other forms of employment, as this would represent an isolated block of development.
CHR001	Currently Available	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to a Conservation Area and Listed Building(s).	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, as the site is located in the countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential for other forms of employment, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to a Conservation Area and Listed Building(s).

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CHR002	Land south of the A490, Chirbury	Chirbury	0.29	9	0.12	A linear site located to the south of the A490. The site forms part of an agricultural field.	Surrounding land uses are primarily agricultural and residential. The site lies opposite land allocated for residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of the settlement, however it is anticipated that in Chirbury new open market dwellings would be focused on the allocated site. As such open market residential development is currently contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of the settlement where employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.
CHK001	The Old Chapel, Clee Hill	Clee Hill	0.26	8	0.11	The site is formed of a small parcel of quite steeply and irregularly sloping land and was previously used in quarrying activities evidenced by 2 semi-derelict sheds. Being high the site is naturally sparsely covered with vegetation. The site is accessed via a cattle grid and has a track running along its southern boundary. Also from the cattle grid runs a track to the eastern boundary of the site which gives access to Chapel Farm.	To the west, north and east of the site is open land which is steeply and irregularly sloping upwards SW-NE. Development in this area comprises isolated cottages, farmsteads and that relating to quarrying. To the south of the site lies the built form of Clee Hill village. To the other side of the track forming the southern boundary of the site is the telephone exchange	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is in proximity of but outside of the development boundary. As such open market residential development would be contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the topography of the site is challenging and this will require due consideration. Ground stability will also need to be considered due to the sites quarrying history. The ability to provide an appropriate access is subject to highway approval. The site is located within the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is in proximity of but outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the topography of the site is challenging and this will require due consideration. Ground stability will also need to be considered due to the sites quarrying history. The ability to provide an appropriate access is subject to highway approval. The site is located within the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
CHK002	Land to north of The Crescent, Clee Hill	Clee Hill	0.95	28	0.38	The site is formed of a parcel of quite steeply and irregularly sloping land: it is adjacent to CHK001 and is also associated with prior quarrying activity. Being high the site is naturally sparsely covered with vegetation. The site is accessed via a cattle grid and has a track running along its southern boundary. Also from the cattle grid runs a track to the western boundary of the site which gives access to Chapel Farm.	To the west, north and east of the site is open land which is steeply and irregularly sloping upwards SW-NE. Development in this area comprises isolated cottages, farmsteads and that relating to quarrying. Additionally, to the north east of the site, lies "The Kremlin" PH and to the south east corner "Railway Cottage". To the other side of the track forming the southern boundary of the site is the built form of Clee Hill village.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is in proximity of but outside of the development boundary. As such open market residential development would be contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the topography of the site is challenging and this will require due consideration. Ground stability will also need to be considered due to the sites quarrying history. The ability to provide an appropriate access is subject to highway approval. The site is located within the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is in proximity of but outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the topography of the site is challenging and this will require due consideration. Ground stability will also need to be considered due to the sites quarrying history. The ability to provide an appropriate access is subject to highway approval. The site is located within the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
CHK004X	North of Lion Lane	Clee Hill	0.1	N/A	N/A						
CHK005	3 The Titrail, South of Clee Hill	Clee Hill	0.34	10	0.14	The site is a "t"-shaped piece of agricultural grazing ground that slopes southwards down to Lion Lane. An access track to an adjacent property runs N-S to an adjacent property near the western boundary of the site. The site is situated in Knowle, a small isolated settlement.	The surrounding area is characterised by low density housing interspersed with agricultural plots. Lion Lane is a very narrow unadopted road serving around 25 houses which forms a loop off the B4214 to which it is joined to the N and S of Knowle.	Not Suitable	The site is distant from the settlement of Clee Hill, being more closely associated with housing at Knowle. As such open market residential development is not considered suitable for development. Due to the sites location it is not considered to have long term potential for open market residential development. A number of other constraints exist including the AONB, which would mean that major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is in proximity of a Scheduled Monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Suitable	The site is distant from the settlement of Clee Hill, being more closely associated with housing at Knowle. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites location it is not considered to have long term potential for other forms of employment development. A number of other constraints exist including the AONB, which would mean that major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is in proximity of a Scheduled Monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
CLV001	Land at Clive	Clive	10.90	327	4.36	Greenfield site in countryside location adjoining N edge of Clive - not Hub or Cluster or development boundary in SAMDev. Site sub-divided into 2 fields both currently in agricultural use for arable/fodder crops. Site has agricultural land to N, SE, E, and NW with residential properties to W and SW. Site boundaries are clearly defined by hedgerows and trees to S and E and by fencing/hedgerows to W and N. Site has no road frontage and is accessed by unsurfaced track from Station Rd. Pedestrian and cycle access also via Station Rd to existing established network.	Open countryside and farmland	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is also within 300m of a number of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. It is a relatively large site in the context of the existing settlement, this will require due consideration. The site is in proximity to sewage treatment works - implications for use, layout and design of scheme.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment development as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is also within 300m of a number of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. It is a relatively large site in the context of the existing settlement, this will require due consideration. The site is in proximity to sewage treatment works - implications for use, layout and design of scheme.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CHR002	Currently Available	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to a Conservation Area and Listed Building(s).	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, as the site is located in the countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to a Conservation Area and Listed Building(s).
CHK001	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. The site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's presence in the AONB; and the topography and potential instability of the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	The sites availability, achievability and viability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's presence in the AONB; and the topography and potential instability of the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
CHK002	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. The site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's presence in the AONB; and the topography and potential instability of the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	The sites availability, achievability and viability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's presence in the AONB; and the topography and potential instability of the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
CHK004X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
CHK005	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development owing to its unsustainable location.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development due to its unsustainable location.
CLV001	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically provision of satisfactory highway access and proximity to an operational sewage treatment works. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically provision of satisfactory highway access and proximity to an operational sewage treatment works. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CLV002	Land East of Clive	Clive	13.08	392	5.23	Greenfield site in countryside location to NE edge of Clive - not Hub or Cluster or development boundary in SAMDev. Site not connected to and not adjoining any existing built development. Site sub-divided into 2 fields both currently in agricultural use for arable/fodder crops. Site is surrounded by land in agricultural use with some individual residential properties to NW and S of site. Site boundaries are clearly defined by established hedgerows with some mature trees apart from southernmost boundary which is not defined on the ground. Also internal established hedge boundary between 2 fields. Site has road frontage and current vehicle access to Wem Rd. Pedestrian and cycle access also via Wem Rd but no pavement provision.	Agricultural/farmland - open countryside	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. Some low voltage overhead lines across site. Relatively large site in the context of the existing settlement, this will require due consideration. The site is also within 300m of a grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is contrary to policy. The site may have long term potential for other forms of employment as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. Some low voltage overhead lines across site. Relatively large site in the context of the existing settlement, this will require due consideration. The site is also within 300m of a grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
CLV003	Land adjacent to the Sewage Works, Station Road, Clive	Clive	1.39	42	0.56	Greenfield site in countryside location to SW of Clive - not Hub or Cluster or development boundary in SAMDev. Site not connected to and not adjoining any existing residential development though site does adjoin sewage treatment works. Site is part of larger field unit and is currently in agricultural use for grazing and fodder crops. Greenfield site part superseded by CLV015. Site has sewage treatment work on W boundary and 2 residential properties SW boundary but is otherwise surrounded by agricultural land. Boundaries are clearly defined to W with sewage treatment work and hedgerows; to S with residential properties to N by hedgerow and treatment works access track; to SW by hedgerow and Station Rd. Boundary to E with remainder of field unit is not discernible on the ground. Site has road frontage onto Station Rd but current vehicle access to this site is not clear (larger unit has access from Station Rd). Pedestrian and cycle access also no clear except through remaining part of field unit to Station Rd.- no pavement provision on Station rd.	Agricultural and open countryside apart from buildings and plant of sewage treatment works immediately to W.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. Furthermore, as the site is separated from the built form of the settlement by part of an agricultural field, in isolation it is not considered to have long term potential for open market residential development.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, as the site is separated from the built form of the settlement by part of an agricultural field, in isolation it is not considered to have long term potential for open market residential development.
CLV004	Land off Back Lane, Clive	Clive	0.35	10	0.14	Greenfield site in countryside location adjoining built development to S of Clive - not Hub or Cluster or development boundary in SAMDev. Site currently in agricultural use for grazing to rear of Clive Village Club. Site has residential properties to N, E and S and agricultural land to W. Site boundaries to N, E and S are defined by adjoining properties; boundary to W is not discernible on the ground. Site contains established trees in NW corner. Site has no road frontage and current access appears to be via shared access with Social Club.	Residential development to E, S and N open farmland to W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within 250m of a Wildlife Site and within 100m of a Local Nature Reserve, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within 250m of a Wildlife Site and within 100m of a Local Nature Reserve, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. Surrounding built form is predominantly residential, any employment uses proposed will need to complement this context.
CLV005	Land at Mine Bank, off Drawwell, Clive	Clive	0.36	11	0.14	The site currently contains pair semi-detached dwellings and gardens as well as further paddock type land used for rough grazing. Site has existing residential development to N and farmland to E, W, and S. Boundaries are clearly defined on all four sides with adjoining properties to N and by trees/hedgerows on all other sides. Site has road frontage and existing vehicle access from Drawwell. Pedestrian and cycle access via Drawwell to existing established network - although no pavement on Drawwell.	On S end of village so one side is residential, other 3 sides open countryside and farmland.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The surrounding built form is predominantly residential, therefore any employment uses would need to complement this setting.
CLV006	Land south of Mine Bank, off Drawwell, Clive	Clive	0.22	6	0.09	Small greenfield site adjoining S proximity of built form of Clive - not Hub or Cluster or development boundary in SAMDev. Site is part of much larger field unit to W. Site currently used for grazing/fodder crops. Site has existing residential development to N and farmland to E, W, and S. Boundaries are clearly defined on 3 sides with adjoining properties to N and by trees/hedgerows to E and S; important boundary to W is not discernible on the ground. Site has road frontage to Drawwell but no separate vehicle access would have to be shared with site CLV005. pedestrian and cycle access would have to be shared with CLV005 as well.	On S end of village so one side is residential, other 3 sides open countryside and farmland.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. Furthermore the site does not appear to have a road frontage and is therefore unsuitable for development.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site does not appear to have a road frontage and is therefore unsuitable for development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CLV002	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
CLV003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable; and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for open market residential development due to the sites separation from the built form of the settlement and proximity to an operational sewage treatment works.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not considered suitable for employment development other than limited small scale rural enterprise and diversification schemes, due to the sites separation from the built form of the settlement.
CLV004	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential, subject to appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
CLV005	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. The site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	The sites availability, achievability and viability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
CLV006	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore the site does not appear to have a road frontage.	Rejected	Availability, achievability and viability of the site is unknown. However as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore the site does not appear to have a road frontage.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CLV007	Land north of Meadowfield Farm, Clive	Clive	3.66	110	1.47	Greenfield site to N of Clive adjoining existing built form of village - not Hub or Cluster or development boundary in SAMDev. Site currently in agricultural use for grazing/fodder crops. Site has residential development to S and W and further agricultural land to N and E. Boundaries to S and W are clearly defined by existing properties and E by established hedgerows and trees; however significant element of N boundary is not discernible. Site does not have road frontage current vehicle access to highway is via shared access with residential properties to S on High St. Pedestrian and cycle access via same route.	Agricultural and open countryside to N and residential on other sides.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is relatively large in the context of the existing settlement, this will require due consideration. The site is within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 250m of a Wildlife Site. Development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is relatively large in the context of the existing settlement, this will require due consideration. The site is within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 250m of a Wildlife Site. Development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
CLV008	Land at The Woodlands, Wem Road, Clive	Clive	0.68	20	0.27	Greenfield site to N of Clive adjoining existing built form of village - not Hub or Cluster or development boundary in SAMDev. Site currently in agricultural use as paddocks/for grazing/fodder crops. Site has residential development to S and E and further agricultural land to N and W. Site boundaries are clearly defined on all 4 sides to S with residential property on N and W by established hedgerows and to E by Wem Rd. Site has road frontage and current vehicle access to Wem Rd. Pedestrian and cycle access also via Wem Rd - no pavement provision on Wem Rd. Site boundary change from call for sites 2017	Open countryside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of a Veteran Tree/ tree protected by a Tree Preservation Order, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of a Veteran Tree/ tree protected by a Tree Preservation Order, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
CLV009	Land off Drawwell, Clive	Clive	0.38	11	0.15	Greenfield site in centre of village - not Hub or Cluster or development boundary in SAMDev. Site is currently in use for outdoor recreation (football pitch) and open space. Site is now owned by Parish Council and no longer in private ownership. Site is surrounded by residential properties and village hall to S and has clearly defined boundaries of hedges, fences and stone walls on all sides. There is road frontage and current highway access to Drawell. Pedestrian and cycle access also via Drawell to existing established networks - no pavement provision on Drawell.	Residential but largely individual properties not estate development.	Not Suitable	The site is in the majority an identified amenity green space. As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. If development were to occur, comments would also be needed from highway department regarding highway access. The site is within 250m of Grinshill LWS and Corbett Wood LNR and is within 50m of Clive Church RIGs. Development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 300m of several grade 2 listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains a Veteran Tree/ tree protected by a Tree Preservation Order. Development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Suitable	The site is in the majority an identified amenity green space. As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. If development were to occur, comments would also be needed from highway department regarding highway access. The site is within 250m of Grinshill LWS and Corbett Wood LNR and is within 50m of Clive Church RIGs. Development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 300m of several grade 2 listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains a Veteran Tree/ tree protected by a Tree Preservation Order. Development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
CLV010	Land south of Station Road, Clive	Clive	2.01	60	0.80	Greenfield site adjoining W edge of built form of Clive - not Hub or Cluster or development boundary in SAMDev. Site is currently in agricultural use grazing/fodder crops. Site has hedgerow boundaries on all sides with some established mature trees present especially along W boundary. The site has residential development to N and W that form the westernmost edges of the built form of the village, whilst S and W is predominantly open countryside in agricultural use. The site has road frontage and current vehicle access to Station Rd. Pedestrian and cycle access also via Station Rd - no pavement provision on Station Rd	Residential to N and E and open countryside to S and W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. There is a need to provide appropriate buffering and uses that complement surrounding dwellings.
CLV012	Land south of Flemley Park Farm, Clive	Clive	1.46	44	0.58	Greenfield site adjoining E edge of built form of Clive - not Hub or Cluster or development boundary in SAMDev. Site is part of 2 larger field units and is currently in agricultural use grazing/fodder crops and contains number barns and farm buildings. Site has clearly defined boundaries to W and N by hedgerow, but boundaries to E and S are not discernible on the ground and are arbitrary lines connecting edges of current built development. Site has residential use to N and W and open countryside in agricultural use to S and W. Site has road frontage and current vehicle access to High Street. Pedestrian and cycle access also via High St to existing established network - no pavement provision on High St.	Residential to N and W and open countryside to S and E.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 30m of a Veteran Tree/TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 30m of a Veteran Tree/TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CLV013	Land adjacent to 1 Quarry View, Clive	Clive	0.23	7	0.09	Isolated greenfield site away from main body of village in countryside location. Site has open countryside in agricultural use to N, W, and S and row of former quarry workers cottages to E. Site boundaries are clearly defined by hedgerows and trees to S, E, and W but N boundary is not defined on the ground. Site has road frontage and vehicle access to High St. Pedestrian and cycle access also via High St - no pavement provision.	Open countryside in agricultural use with limited residential to W.	Not Suitable	The site is separated from the built form of Clive by an agricultural field. As such it is considered unsuitable for open market residential development.	Not Suitable	The site is separated from the built form of Clive by an agricultural field. As such employment development is limited to small scale rural enterprise and diversification schemes.
CLV014X	Land adjacent to 10 Quarry View Site C	Clive	0.1	N/A	N/A						
CLV015	Land off Station Road, Clive	Clive	0.78	23	0.31	Greenfield site in countryside location to SW of Clive - not Hub or Cluster or development boundary in SAMDev. Site adjoins existing residential development though on westernmost edge of village. Site is part of larger field unit and is currently in agricultural use for grazing and fodder crops. Site has sewage treatment works to W and 2 residential properties SW boundary but is otherwise surrounded by agricultural land. Boundaries are not clearly defined to W; to S by Station Rd to N by hedgerow and treatment works access track. Boundary to W with remainder of field unit is not discernible on the ground. Site has road frontage onto Station Rd and current vehicle access to this site is via E corner of field. Pedestrian and cycle access also to Station Rd - no pavement provision.	Agricultural and open countryside apart from buildings and plant of sewage treatment works immediately to W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the sites proximity to operational sewage treatment works will require due consideration. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the sites proximity to operational sewage treatment works will require due consideration. The ability to provide an appropriate access is subject to highway approval.
CLV016	Land west of Wem Road, north of Clive	Clive	0.92	27	0.37	Greenfield site to N of village. In isolated location countryside location not connected to village. Site is part of larger field unit currently in agricultural use for grazing and fodder crops. Site has isolated individual properties to NW but is otherwise surrounded by open countryside in agricultural use. Boundaries to N E, and S are clearly defined by hedgerows and trees. Boundary to W with rest of field unit is not clearly defined on ground. Site has road frontage and vehicle access to Wem Rd. Pedestrian and cycle access also via Wem Rd - no pavement provision on Wem Rd	Open countryside in agricultural use	Not Suitable	The site is located outside the development boundary in an isolated location within the open countryside. As such open market residential development is contrary to policy. Furthermore, the site is separated from the built form of the settlement by an agricultural field and is linear - projecting into the countryside. As such it is not considered suitable for open market residential development.	Not Suitable	The site is located outside the development boundary in an isolated location within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is separated from the built form of the settlement by an agricultural field and is linear - projecting into the countryside. As such it is not considered suitable for other forms of employment development.
CLV017	Land north of High Street, Clive	Clive	1.01	30	0.41	Greenfield site on easternmost edge of village S of and adjoining site CLV002. Site has agricultural land to N, E, and S (on opposite side High St) and residential properties to W. Site is S portion of larger field unit currently in agricultural use for arable/fodder crops. Boundaries to W, E, and S are clearly defined by hedges and trees and High St to S. N boundary with rest of larger field unit is not defined on the ground. Site has road frontage and vehicle access from High St. Pedestrian and cycle access also via High St - no pavement provision.	Open countryside in agricultural use with exception of individual properties to W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Clive has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. Any employment uses on the site would need to complement the sites prominent location and surrounding residential uses.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CLV013	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it lies some distance from the built form of the settlement.	Rejected	Availability, achievability and viability of the site are unknown. However the site is only considered suitable for limited to small scale rural enterprise and diversification schemes as it lies some distance from the built form of the settlement.
CLV014X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
CLV015	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically proximity to operational sewage works. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically proximity to operational sewage works. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site
CLV016	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is separated from the built form of the settlement by an agricultural field and is linear - projecting into the countryside.	Rejected	The sites availability, achievability and viability are unknown. However the site is only considered suitable for limited small scale rural enterprise and diversification schemes, as it is separated from the built form of the settlement by an agricultural field and is linear - projecting into the countryside.
CLV017	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability are unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessments. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential for other forms of employment, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CLV018	Land adjacent The Bungalow, Clive	Clive	0.71	21	0.28	The site consists of part of an agricultural field located to the east of Clive. The sites northern boundary is defined by High Street, its eastern and western boundaries are defined by hedgerow field boundaries, its southern boundary is undefined, crossing through an agricultural field.	Surrounding character is predominantly agricultural.	Not Suitable	The site is separated from the built form of Clive by an agricultural field. As such it is considered unsuitable for open market residential development.	Not Suitable	The site is separated from the built form of Clive by an agricultural field (also promoted for development). As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location, it is considered unsuitable for other forms of employment.
CLU001	Land north of Llwyn Road, Clun	Clun	0.67	20	0.27	Site comprises a field in agricultural use (grazing) to the west of Mount Pleasant and the north of Llwyn road.	Agriculture (grazing) to the north, west and south. Residential to the east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
CLU002	Land adjacent St George's Church, Clun	Clun	0.45	14	0.18	Site comprises a field in agricultural use (grazing) to the south of St Georges Church and to the east of Hand Causeway.	St Georges Church to the north, residential to part of the west, agriculture (grazing) to remainder of west, south and east.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site is also not suitable for development as it is entirely within the Vicarage Rough Wildlife Site, consequently development is likely to lead to a significant adverse effect this locally designated site and as such is contrary to policy.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is not suitable for development as it is entirely within the Vicarage Rough Wildlife Site. Consequently development is likely to lead to a significant adverse effect this locally designated site and as such is contrary to policy.
CLU003	Land adjacent to The Hall, Vicarage Road, Clun	Clun	0.11	5	0.04	Site comprises a field containing orchard style trees to the south of Vicarage Road, between the Vicarage and the Hall.	Residential to west, north and east, agriculture to south.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so development is acceptable in policy terms, subject to material considerations such as the ability to suitably manage any physical, heritage or environmental constraints present. For instance the site is in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is densely wooded, which will require due consideration. The site is also within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so development is acceptable in policy terms, subject to material considerations such as the ability to suitably manage any physical, heritage or environmental constraints present. For instance the site is in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is densely wooded, which will require due consideration. The site is also within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CLV018	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it lies some distance from the built form of the settlement.	Rejected	Availability, achievability and viability of the site are unknown. However the site is only considered suitable for limited to small scale rural enterprise and diversification schemes as it lies some distance from the built form of the settlement.
CLU001	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's location within the Shropshire Hills AONB and its proximity to a Conservation Area and one or more Listed Buildings.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in open countryside; consequently employment development is contrary to policy. However, the site may have long term potential, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's location within the Shropshire Hills AONB and its proximity to a Conservation Area and one or more Listed Buildings.
CLU002	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. Additionally, the site is located entirely within a Local Wildlife Site where development is likely to lead to a significant adverse effect on this locally designated site and as such is contrary to policy.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not suitable for development as it is located entirely within a Local Wildlife Site where development is likely to lead to a significant adverse effect on this locally designated site and as such is contrary to policy.
CLU003	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is within the development boundary so impact of development on the Conservation Area will be required. If this shows no adverse effect, or that any such effect can be adequately mitigated, the site's development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. These include the site's location in the Shropshire Hills AONB; the wooded character of the site; and its proximity to a Wildlife Site, Scheduled Monument and one or more Listed Buildings.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is within the development boundary so development is acceptable in policy terms, subject to a heritage assessment of the impact of development on the Conservation Area will be required. If this shows no adverse effect, or that any such effect can be adequately mitigated, the site's development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. These include the site's location in the Shropshire Hills AONB; the wooded character of the site; and its proximity to a Wildlife Site, Scheduled Monument and one or more Listed Buildings.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CLU004	Land south of Vicarage Road, Clun	Clun	0.12	5	0.05	Site comprises a field in agricultural use behind the Vicarage and off the lane leading to Woodside Farm.	The Vicarage lies to the west, residential to the north, agriculture to the east and south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is densely wooded, which will require due consideration. The site is in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is densely wooded, which will require due consideration. The site is in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
CFD001	Land west of Neachley Lane, Cosford	Cosford	20.45	613	8.18	The site consists of part of an agricultural field located to the west of the RAF Cosford campus. Its eastern boundary is defined by Neachley Lane, its southern boundary is defined by the railway line, its western boundary is defined by a wood, its northern boundary is less defined.	Character to the north and west is predominantly agricultural. Character to the east and south is that associated with an active RAF campus and airfield.	Not Suitable	The site is located within the Green Belt. As such open market residential development on the site would be contrary to policy. Furthermore, the ability to provide an appropriate access is subject to highway approval. The site is also in proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	The site is located within the Green Belt. As such employment development on the site would be contrary to policy. Furthermore, the ability to provide an appropriate access is subject to highway approval. The site is also in proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
P26	Proposed Settlement at Monarch's Way	Cosford	957.81	28734	383.12	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 been promoted for the formation of a series of linked new settlements.	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.	Not Suitable	The site is located within the Green Belt. As such open market residential development on the site would be contrary to policy. Furthermore, three brooks run through the site, land either side of these brooks is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site is very large and its development would result in the formation of a new and significant settlement/series of linked settlements, this implications of which would require due consideration. If a new settlement/series of settlements are formed then it is unlikely that it would be appropriate for this to solely comprise residential development, as there would be a need to provide all forms of development which are required in order to create a sustainable place, such as employment, retail, leisure facilities etc. The provision of infrastructure to service the site would equally provide due consideration. The impact of development of the site and the formation of a new settlement/series of linked settlements on the nearby settlements of Tong and Tong Norton would require due consideration and likely also require mitigation through such factors as sympathetic layout, type and mix of development, landscaping and buffering. Development of the site would result in a significant change to the character of the area and this would require due consideration. The landscape implications of the formation of a new settlement/series of linked settlements in this location will require due consideration. The site contains and is in proximity of numerous trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. Three brooks run through the site. The south-eastern quadrant and a part of the north eastern element of the site are grade 2 agricultural land, which will require due consideration. Four PROWs run through the site (two north-south and two east-west), maintenance of these routes would be expected. The site contains three scheduled monuments, numerous listed buildings and part of a conservation area. Elements of the site are also in proximity of a conservation area, numerous listed buildings and a registered park (Weston Park). Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Not Suitable	The site is located within the Green Belt. As such employment development on the site would be contrary to policy. Furthermore, three brooks run through the site, land either side of these brooks is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site is very large and its development would result in the formation of a new and significant settlement/series of linked settlements, this implications of which would require due consideration. If a new settlement/series of settlements are formed then it is unlikely that it would be appropriate for this to solely comprise employment development, as there would be a need to provide all forms of development which are required in order to create a sustainable place, such as employment, retail, leisure facilities etc. The provision of infrastructure to service the site would equally provide due consideration. The impact of development of the site and the formation of a new settlement/series of linked settlements on the nearby settlements of Tong and Tong Norton would require due consideration and likely also require mitigation through such factors as sympathetic layout, type and mix of development, landscaping and buffering. Development of the site would result in a significant change to the character of the area and this would require due consideration. The landscape implications of the formation of a new settlement/series of linked settlements in this location will require due consideration. The site contains and is in proximity of numerous trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. Three brooks run through the site. The south-eastern quadrant and a part of the north eastern element of the site are grade 2 agricultural land, which will require due consideration. Four PROWs run through the site (two north-south and two east-west), maintenance of these routes would be expected. The site contains three scheduled monuments, numerous listed buildings and part of a conservation area. Elements of the site are also in proximity of a conservation area, numerous listed buildings and a registered park (Weston Park). Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.
P28	RAF Cosford	Cosford	77.57	2327	31.03	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.	Character to the north and west is predominantly agricultural. To the east beyond the A41 lies a second military campus (part of the wider RAF Cosford) which has a similar mix of use to the main campus, to the south of this campus is an agricultural field. Character to the south is defined by the RAF Cosford airfield and associated infrastructure.	Not Suitable	The site is located within the Green Belt. As such open market residential development on the site would be contrary to policy. Furthermore, the site is an active military campus. The site also contains a listed building and is in proximity of other listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Suitable	The site is located within the Green Belt. As such employment development on the site would be contrary to policy. Furthermore, the site is an active military campus. The site also contains a listed building and is in proximity of other listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
CLU004	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purposes of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically its location within a Conservation Area. If an assessment shows no adverse impact or if so, that suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically its location within a Conservation Area. If an assessment shows no adverse impact or if so, that suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
CFD001	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary assessments. However, availability is unknown. Furthermore, the site is not considered suitable for development as it is located within the open countryside and the Green Belt, as such open market residential development on the site would be contrary to local and national policy. National policy stipulates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. When considering Green Belt boundaries, Local Authorities should have regard to the intended permanence in the long term and the need to promote sustainable patterns of development. 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. Furthermore the ability to provide an appropriate access is subject to highway approval.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore, the site is not considered suitable for development as it is located within the open countryside and the Green Belt, as employment development on the site would be contrary to local and national policy. National policy stipulates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. When considering Green Belt boundaries, Local Authorities should have regard to the intended permanence in the long term and the need to promote sustainable patterns of development. 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. Furthermore the ability to provide an appropriate access is subject to highway approval.
P26	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been identified as part of the Green Belt Review undertaken for Shropshire. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purposes of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However, the site is not considered suitable for development as it is located within the open countryside and the Green Belt, as such open market residential development on the site would be contrary to local and national policy. National policy stipulates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. When considering Green Belt boundaries, Local Authorities should have regard to the intended permanence in the long term and the need to promote sustainable patterns of development. 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. Furthermore, three brooks run through the site, land either side of these brooks is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site is very large and its development would result in the formation of a new and significant settlement/series of linked settlements, this implications of which would require due consideration. If a new settlement/series of settlements are formed then it is likely that it would be most appropriate for mixed use development, to provide all forms of development which are required in order to create a sustainable place, such as employment, retail, leisure facilities etc. The provision of infrastructure to service the site would equally provide due consideration. The impact of development of the site and the formation of a new settlement/series of linked settlements on the nearby settlements of Tong and Tong Norton would require due consideration and likely also require mitigation through such factors as sympathetic layout, type and mix of development, landscaping and buffering. Development of the site would result in a significant change to the character of the area and this would require due consideration. The landscape implications of the formation of a new settlement/series of linked settlements in this location will	Rejected	Availability, achievability and viability are unknown. However, the site is not considered suitable for development as it is located within the open countryside and the Green Belt, as such employment development on the site would be contrary to local and national policy. National policy stipulates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. When considering Green Belt boundaries, Local Authorities should have regard to the intended permanence in the long term and the need to promote sustainable patterns of development. 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. Furthermore, three brooks run through the site, land either side of these brooks is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site is very large and its development would result in the formation of a new and significant settlement/series of linked settlements, this implications of which would require due consideration. If a new settlement/series of settlements are formed then it is likely that it would be most appropriate for mixed use development, to provide all forms of development which are required in order to create a sustainable place, such as employment, retail, leisure facilities etc. The provision of infrastructure to service the site would equally provide due consideration. The impact of development of the site and the formation of a new settlement/series of linked settlements on the nearby settlements of Tong and Tong Norton would require due consideration and likely also require mitigation through such factors as sympathetic layout, type and mix of development, landscaping and buffering. Development of the site would result in a significant change to the character of the area and this would require due consideration. The landscape implications of the formation of a new settlement/series of linked settlements in this location will
P28	Not Available	Shropshire Council Officers understand that the site is either not available or not available for this form of development. Therefore information gathered for the purposes of this study suggests that the site is not available for this form of development.	Not Available	Shropshire Council Officers understand that the site is either not available or not available for this form of development. Therefore information gathered for the purposes of this study suggests that the site is not available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). However the site is not understood to be available for development as it is in an active military campus. Additionally, the site is not considered suitable for development as it is located within the open countryside and the Green Belt, as such employment development on the site would be contrary to local and national policy. National policy stipulates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. When considering Green Belt boundaries, Local Authorities should have regard to the intended permanence in the long term and the need to promote sustainable patterns of development. 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.	Rejected	Achievability and viability of the site are unknown. Furthermore the site is not understood to be available for development as it is in an active military campus. Additionally, the site is not considered suitable for development as it is located within the open countryside and the Green Belt, as such employment development on the site would be contrary to local and national policy. National policy stipulates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. When considering Green Belt boundaries, Local Authorities should have regard to the intended permanence in the long term and the need to promote sustainable patterns of development. 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.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
P29	Land either side of Neachley Lane, Cosford	Cosford	297.05	8911	118.82	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.	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.	Not Suitable	The site is located within the Green Belt. As such open market residential development on the site would be contrary to policy. Furthermore, a brook runs through the site, land either side of this brook is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The ability to provide an appropriate access to and into the site is subject to highway approval. The size of the site is large in comparison to the Cosford campus and protrudes significantly into the countryside, this will require due consideration. The site contains a large number of listed buildings, it is also in proximity of a conservation area and further trees subject to TPO protection, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site also contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Suitable	The site is located within the Green Belt. As such employment development on the site would be contrary to policy. Furthermore, a brook runs through the site, land either side of this brook is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The ability to provide an appropriate access to and into the site is subject to highway approval. The size of the site is large in comparison to the Cosford campus and protrudes significantly into the countryside, this will require due consideration. The site contains a large number of listed buildings, it is also in proximity of a conservation area and further trees subject to TPO protection, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site also contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
P30	Land east of the A41, Cosford	Cosford	111.49	3345	44.60	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.	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.	Not Suitable	The site is located within the Green Belt. As such open market residential development on the site would be contrary to policy. Furthermore, a brook runs through the northern portion of the site, land either side of this brook is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The ability to provide an appropriate access into and through the site is subject to highway approval. The central element of the site is in use as part of a wider military campus. 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 site wraps around and is in proximity of other listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Appropriate buffering of nearby rural dwellings would be necessary.	Not Suitable	The site is located within the Green Belt. As such employment development on the site would be contrary to policy. Furthermore, a brook runs through the northern portion of the site, land either side of this brook is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The ability to provide an appropriate access into and through the site is subject to highway approval. The central element of the site is in use as part of a wider military campus. 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 site wraps around and is in proximity of other listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Appropriate buffering of nearby rural dwellings would be necessary.
P40	RAF Cosford Airfield, Cosford	Cosford	239.08	7172	95.63	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.	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.	Not Suitable	The site is located within the Green Belt. As such open market residential development on the site would be contrary to policy. Furthermore, a brook runs through the site, land either side of this brook is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The ability to provide an appropriate access to and into the site is subject to highway approval. The size of the site is large in comparison to the Cosford campus and protrudes significantly into the countryside, this will require due consideration. The site is in proximity of a LNR, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of a conservation area and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	The site is located within the Green Belt. As such employment development on the site would be contrary to policy. Furthermore, a brook runs through the site, land either side of this brook is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The ability to provide an appropriate access to and into the site is subject to highway approval. The size of the site is large in comparison to the Cosford campus and protrudes significantly into the countryside, this will require due consideration. The site is in proximity of a LNR, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of a conservation area and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
CES001	Land north of Shrewsbury Road, Cressage	Cressage	2.40	72	0.96	Greenfield site on periphery of Cressage (no development boundary not hub or cluster in SAMDev). Currently in agricultural use as paddocks/rough grazing. Site has additional agricultural land to N, W, NE, and SW and individual residential properties to S and SE. Site has continuous boundary with disused rail line on N boundary and other boundaries clearly defined by established hedgerows or access track on SE boundary. Site has road frontage and current vehicle access to A458 (Shrewsbury Rd). Pedestrian and cycle access via same route to existing established network. Site is almost entirely within flood zones 2 and 3.	Mostly agricultural and open farmland with some individual properties.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. Furthermore, the site is not suitable for development as approximately 90% of this site is located within flood zones 2 and/or 3. Therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside so development not permitted except for appropriate small scale proposals and diversification schemes. Furthermore, the site is not suitable for development as approximately 90% of this site is located within flood zones 2 and/or 3. Therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
CES002	Land west of Shore Lane, Cressage	Cressage	3.62	109	1.45	Greenfield site on periphery of Cressage (no development boundary not hub or cluster in SAMDev). Sub divided into number of smaller fields currently in agricultural use as paddocks/rough grazing. Site has additional agricultural land to S, W, SW, and SE and individual residential properties to N, E and SE. Site boundaries are clearly defined by hedgerows and trees on W, S and E sides and with residential properties along N boundary. Site has road frontage to Shore Lane and A458 (Shrewsbury Rd), current vehicle access is only via Shore Lane (single track) no access onto A458. Pedestrian and cycle access via A458 or Shore Lane to existing established networks - no pavement on Shore Lane.	Mostly agricultural and open farmland with some individual properties.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Cressage has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is also within 300m of a number of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within 250m of Wood Lane Local Wildlife Site, so development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 30m of trees protected by Tree Preservation Orders, so development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside so development not permitted except for appropriate small scale proposals and diversification schemes. The site may have long term potential for other forms of employment as Cressage has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is also within 300m of a number of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within 250m of Wood Lane Local Wildlife Site, so development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 30m of trees protected by Tree Preservation Orders, so development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
P29	Availability Unknown	The site has been identified as part of the Green Belt Review undertaken for Shropshire. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site has been identified as part of the Green Belt Review undertaken for Shropshire. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary assessments. However, availability is unknown. Additionally, the site is not considered suitable for development as it is located within the open countryside and the Green Belt, as such open market residential development on the site would be contrary to local and national policy. National policy stipulates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. When considering Green Belt boundaries, Local Authorities should have regard to the intended permanence in the long term and the need to promote sustainable patterns of development. 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. Furthermore, a brook runs through the site, land either side of this brook is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The ability to provide an appropriate access to and into the site is subject to highway approval. The size of the site is large in comparison to the Cosford campus and protrudes significantly into the countryside, this will require due consideration. The site contains a large number of listed buildings and trees subject to TPO protection.	Rejected	Availability, achievability and viability is unknown. Additionally, the site is not considered suitable for development as it is located within the open countryside and the Green Belt, as such employment development on the site would be contrary to local and national policy. National policy stipulates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. When considering Green Belt boundaries, Local Authorities should have regard to the intended permanence in the long term and the need to promote sustainable patterns of development. 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. 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P30	Availability Unknown	The site has been identified as part of the Green Belt Review undertaken for Shropshire. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site has been identified as part of the Green Belt Review undertaken for Shropshire. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary assessments. However, availability is unknown. Additionally, the site is not considered suitable for development as it is located within the open countryside and the Green Belt, as such open market residential development on the site would be contrary to local and national policy. National policy stipulates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. When considering Green Belt boundaries, Local Authorities should have regard to the intended permanence in the long term and the need to promote sustainable patterns of development. 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The site wraps a listed building.	Rejected	Availability, achievability and viability is unknown. Additionally, the site is not considered suitable for development as it is located within the open countryside and the Green Belt, as such open market residential development on the site would be contrary to local and national policy. National policy stipulates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. When considering Green Belt boundaries, Local Authorities should have regard to the intended permanence in the long term and the need to promote sustainable patterns of development. 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. 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P40	Not Available	Shropshire Council Officers understand that the site is either not available or not available for this form of development. Therefore information gathered for the purposes of this study suggests that the site is not available for this form of development.	Not Available	Shropshire Council Officers understand that the site is either not available or not available for this form of development. Therefore information gathered for the purposes of this study suggests that the site is not available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. 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Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary assessments. However, it is understood that the site is not available. Additionally, the site is not considered suitable for development as it is located within the open countryside and the Green Belt, as such open market residential development on the site would be contrary to local and national policy. National policy stipulates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. When considering Green Belt boundaries, Local Authorities should have regard to the intended permanence in the long term and the need to promote sustainable patterns of development. 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. Furthermore, a brook runs through the site, land either side of this brook is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The ability to provide an appropriate access to and into the site is subject to highway approval. The ability to provide an appropriate access to and into the site is subject to highway approval. The size of the site is large in comparison to the Cosford campus and protrudes significantly into the countryside, this will require due consideration.	Rejected	Achievability and viability is unknown. However, it is understood that the site is not available. Additionally, the site is not considered suitable for development as it is located within the open countryside and the Green Belt, as such employment development on the site would be contrary to local and national policy. National policy stipulates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. When considering Green Belt boundaries, Local Authorities should have regard to the intended permanence in the long term and the need to promote sustainable patterns of development. 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. Furthermore, a brook runs through the site, land either side of this brook is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The ability to provide an appropriate access to and into the site is subject to highway approval. The ability to provide an appropriate access to and into the site is subject to highway approval. The size of the site is large in comparison to the Cosford campus and protrudes significantly into the countryside, this will require due consideration.
CE5001	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development due to its location in open countryside in policy terms and because the majority of the site is within Flood Zones 2 and/or 3. Therefore the site would only be considered appropriate if there was a policy change and it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development due to its location in open countryside in policy terms, which limits suitable employment to small scale rural enterprise and diversification schemes and because the majority of the site is within Flood Zones 2 and/or 3. Therefore the site would only be considered appropriate if the policy position changes and it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
CE5002	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site will become available; that there is a willing landowner/developer; and no legal or ownership problems which could limit development beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to a Wildlife Site, trees protected by Tree Preservation Orders (TPOs) and one or more Listed Buildings.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to a Wildlife Site, trees protected by Tree Preservation Orders (TPOs) and one or more Listed Buildings.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CE5003	East of Cressage, adjacent to Sheinton Road	Cressage	5.78	173	2.31	Greenfield site on E periphery of Cressage (no development boundary not hub or cluster in SAMDev) adjoining residential development to W. Site is currently in agricultural use for arable/fodder crops. Site has residential use to W, GP surgery to NW and agricultural use to other 3 sides. Site boundaries are clearly defined to W with residential properties; to N with Sheinton Rd; to S by hedgerows and trees; to E there is no obvious physical boundary only arbitrary line on plan. Site has road frontage and current vehicle access to Sheinton Rd pedestrian and cycle access also via Sheinton Rd to existing established network.	Mostly agricultural and open farmland with residential estate development to W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Cressage has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is within 250m of the River Severn Wildlife Site so development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 30m of several trees covered by Tree Preservation Orders, so development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside so development not permitted except for appropriate small scale proposals and diversification schemes. The site may have long term potential for other forms of employment as Cressage has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is within 250m of the River Severn Wildlife Site so development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 30m of several trees covered by Tree Preservation Orders, so development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded.
CE5004	Land off Sheinton Road, Cressage	Cressage	0.30	9	0.12	Former garages and storage site to rear of car park of the Eagles pub (dis) and garden land of properties to S. Site is therefore part brownfield (this part not currently in use) and tightly bounded by residential properties to N, E, S and SW with pub and car park to W. Boundaries themselves are clearly defined by neighbouring properties. Site does not have road frontage as such but has current vehicle access to Sheinton Rd. Pedestrian and cycle access also via Sheinton Rd to existing established network. Application (17/02913/FUL) for 8 dwellings and conversion of pub refused 20/06/2017 because conflict with policy - in countryside location, loss of community facility and heritage impacts.	Residential and built up.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Cressage has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is also within 300m of a number of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of Wood Lane and River Severn Wildlife Sites, so development is subject to an assessment of the impact on these locally designated sites. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 30m of several trees covered by Tree Preservation Orders, so development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside so development not permitted except for appropriate small scale proposals and diversification schemes. The site may have long term potential as Cressage has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is also within 300m of a number of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of Wood Lane and River Severn Wildlife Sites, so development is subject to an assessment of the impact on these locally designated sites. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 30m of several trees covered by Tree Preservation Orders, so development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded.
CE5005	Land off Harley Road, Cressage	Cressage	2.40	72	0.96	Greenfield site on periphery of Cressage (no development boundary not hub or cluster in SAMDev). Currently in agricultural use for fodder crops/rough grazing. Site has residential use to N and E and agricultural uses to S and W. Site boundaries clearly defined by trees and hedgerows on all sides. Site has road frontage and current vehicle access to Harley Rd (A458). Pedestrian and cycle access also via Harley Rd to existing established network.	Character to the east is residential. Character to the south, west and north is rural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Cressage has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is within 300m of a number of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 250m of Wood Lane Wildlife Site and Plocks Brook Regionally Important Geological Site (RIGS), so development is subject to an assessment of the impact on these locally designated sites. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Cressage has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is within 300m of a number of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 250m of Wood Lane Wildlife Site and Plocks Brook Regionally Important Geological Site (RIGS), so development is subject to an assessment of the impact on these locally designated sites. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
CE5006	The Eagles, Sheinton Road, Cressage	Cressage	0.23	7	0.09	The site is in the middle of Cressage and comprises a closed public house (The Eagles) with car park. The building is beginning to deteriorate and the hardstanding is becoming overgrown.	Mostly residential, with some larger gardens backing on to the site. There is a wooded area to the east and the site occupies the corner of the junction between the A458 (Harley Road) and Sheinton Road.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside, as such open market residential development on the site is currently contrary to Local Plan policy. The site may have long term potential as Cressage has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is within 250m of the Wood Lane Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, as Cressage has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is within 250m of the Wood Lane Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
CSH001	Land to the rear of Russel Place, Cross Houses	Cross Houses	1.82	54	0.73	Site comprises a series of linear back gardens to the south-west of the Russel Place houses.	Land to the east is semi-natural scrubland, the remainder of the surrounding land is in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Cross Houses. However this settlement is currently identified as countryside, as such open market residential development is contrary to policy. The site may have long term potential as Cross Houses has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is within 1 km of a Ramsar site. Consequently, development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Cross Houses. However this settlement is currently identified as countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Cross Houses has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is within 1 km of a Ramsar site. Consequently, development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
CSH003	Land at Wrekin View, Cross Houses	Cross Houses	2.42	73	0.97	Site is in agricultural use (cropping) and lies to the east of Cross Houses and south of the A458 as it leaves the village.	Agriculture except for the northern tip of the site which adjoins a two recently constructed houses.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Cross Houses. However this settlement is currently identified as countryside, as such open market residential development is contrary to policy. The site may have long term potential as Cross Houses has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Cross Houses. However this settlement is currently identified as countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential as Cross Houses has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present.
CSH004	Berrington Station, Cross Houses	Cross Houses	1.82	55	0.73	Site comprises former railway station (Berrington) and is linear in nature. Part of site is occupied by a fitness training business and All Saints Church, Berrington. The remainder of the site is maintained grassland with hedges and trees.	Agriculture to the west and south, residential to the north and open scrub land to the east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Cross Houses. However this settlement is currently identified as countryside, as such open market residential development is contrary to policy. The site may have long term potential as Cross Houses has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is within 1 km of a Ramsar site. Consequently, development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Cross Houses. However this settlement is currently identified as countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Cross Houses has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is within 1 km of a Ramsar site. Consequently, development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
CSH005	Land west of Cross Houses	Cross Houses	2.84	85	1.14	Site is linear and parallel to the A458 as it enters Cross Houses. It is in agricultural use (cropping).	Land to the south comprised houses of Russel Place, whilst remainder of surrounding land is in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Cross Houses. However this settlement is currently identified as countryside, as such open market residential development is contrary to policy. The site may have long term potential as Cross Houses has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, it is a linear site that projects into the countryside, this will require due consideration. The site is within 1 km of a Ramsar site. Consequently, development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Cross Houses. However this settlement is currently identified as countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Cross Houses has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, it is a linear site that projects into the countryside, this will require due consideration. The site is within 1 km of a Ramsar site. Consequently, development is subject to an appropriate assessment under the Habitats Regulations. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
CSH006	Land south of the Bell Inn, Cross Houses	Cross Houses	4.24	127	1.70	The site consists of a large agricultural field located to the south of Cross Houses and the west of a development site.	Character to south and east is primarily agricultural. Character to north is primarily residential. Character to the west is a mix of residential and a site currently being developed for residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Cross Houses. However this settlement is currently identified as countryside, as such open market residential development is contrary to policy. The site may have long term potential as Cross Houses has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Cross Houses. However this settlement is currently identified as countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential as Cross Houses has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present.
DNP001	Land to the north-east of Spinney Cottage, Bent Lane, south of Ditton Priors	Ditton Priors	0.28	9	0.11	A small rectangular site to the north of Bent Lane at its junction of South Road and Oakwood Rd that is currently used for agricultural purposes. The site is separated from Ditton Priors as indicated by the development boundary by approx. 190m.	To the opposite side of South Rd is the dwelling "The Dingle". Otherwise the site is surrounded by agricultural land beyond which are scattered dwellings.	Not Suitable	The site is located outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore as the site is considered to be in an isolated location, distant from a 'recognisable named settlement' which offers services and facilities, it is not considered to have long term potential for open market residential development.	Not Suitable	The site is located outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. As the site is considered to be in an isolated location, distant from a 'recognisable named settlement' which offers services and facilities, it is not considered to have long term potential for other forms of employment development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
DNP002	Land north of Station Road, Ditton Priors	Ditton Priors	3.88	116	1.55	A large site known as Oak Farm set within a total estate of 12ha and run by Shropshire Council as a working farm which provides a day service for adults with learning difficulties providing training in agriculture and horticulture. The site is located to the north eastern side of the village adjacent to Brown Clee School. The site sits adjacent to, but outside of, the development boundary.	The site is adjacent to Brown Clee School which sits to the south west of the site. Station Rd forms the south eastern boundary to the opposite side of which is predominantly residential development. To the remaining sides of the site is agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to policy requirements and/or policy changes. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
DNP003	Land at Ditton Priors	Ditton Priors	6.37	191	2.55	A large irregularly-shaped site adjacent to, but outside of, the development boundary of Ditton Priors which sits behind the development along the southern side of Station Rd, to the rear to the industrial estate to the east and behind South Rd to the west of the site. The site slopes gently down from N-S and is used for agricultural purposes. The site also incorporates Site DNP008 which is assessed separately	The site is surrounded by a mix of used including a GP surgery, the rear of dwellings and the rear of the Ditton Prior industrial estate. To the south the site is bound by further agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, much of the site is in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is also within 300m of Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, much of the site is in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is also within 300m of Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.
DNP004	Land south of Station Road, Ditton Priors	Ditton Priors	8.66	260	3.47	A large irregularly shaped site that sits behind the development on the southern side of Station Road and to the east of Ditton Priors Trading Estate. To its centre Brown Clee Rd forms a peninsula of development from Station Rd into the site. The site is predominantly agricultural in nature and slopes down gently N-S. To the south of the site is a Severn Trent Water sewerage plant. To the site's north east is a series of buildings currently used for commercial/business purposes	To the west of the site is the rear of the Ditton Priors Trading Estate adjacent to which, to the north west along Station Rd is the Brown Clee Rd development which forms a peninsula into the site. To the north east of the site is a number of low density dwellings. To the east is agricultural land whilst to the south is a large tract of land historically used by the military as munitions storage now used for a variety of purposes including agriculture and storage	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site contains a tree subject to a Tree Preservation Order (TPO) and is within 30m of other trees covered by TPOs, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is split into two by an access road to a sewage plant, the need to retain/protect this route and implications on the site will require due consideration. Furthermore the sites proximity to this plant will also require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site contains a tree subject to a Tree Preservation Order (TPO) and is within 30m of other trees covered by TPOs, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is split into two by an access road to a sewage plant, the need to retain/protect this route and implications on the site will require due consideration. Furthermore the sites proximity to this plant will also require due consideration.
DNP005	Land north-west of South Road, Ditton Priors	Ditton Priors	1.32	40	0.53	A flat ovoid piece of land comprised of two small fields in agricultural use. The site sits within the development and conservation area boundaries and is in close proximity to the village centre.	The site is bound by South Road to the east and south and the remaining sides largely by low density dwellings and small adjacent fields in agricultural use.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so development is acceptable in policy terms, subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance these include the presence of a Listed Building within the site the site's location in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so development is acceptable in policy terms, subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance these include the presence of a Listed Building within the site the site's location in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
DNP006	Land at the junction of Chapel Lane and South Road, Ditton Priors	Ditton Priors	0.49	15	0.19	A small, flat site comprised of the eastern part of a field in agricultural use. The site sits within the conservation area boundary and adjacent to the development boundary at the southern extent of the village.	The site is bound by South Road to the east and its junction with Chapel Lane to its southernmost tip. The site is bordered to its remaining sides by low density dwellings and small adjacent fields in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is in a Conservation Area and in proximity of listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is also within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is in a Conservation Area and in proximity of listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is also within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
DNP007	Land to the South of Station Road, Ditton Priors	Ditton Priors	0.99	30	0.40	The site comprises two fields to the south and east of South Road and to the west of a lane with no name. To the site's east and west it lies behind the curtilages of other properties but has a frontage to South Road to the North. The site is flat and is currently used for agricultural purposes.	The north of the site is bound by South Rd site and to its east and west by a properties variously used for residential, retail and agricultural purposes. To the south of the site is further agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. If the policy position changes, the site may become suitable. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. The site is located within the Shropshire Hills AONB. Major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. Part of the site is located within a Conservation Area zone, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 250m of a Wildlife Site. Development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is located within the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. Part of the site is located within a Conservation Area zone and the site is within proximity of listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 250m of a Wildlife Site. Development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
DNP008	Rear of Stevlyn, Ditton Priors	Ditton Priors	1.15	34	0.46	The site is formed of a long (320m approx.), narrow (40m approx.) strip of land in agricultural use to the east of which lies the Ditton Prior Trading estate and to the west further agricultural land. The land previously was used as part of a railway line.	To the north and north west of the site is residential development fronting onto Station Rd whilst the remainder of the western side of the site is bordered by further agricultural land (which forms the bulk of site DNP003 of which DNP008 forms the eastern-most portion) and also to the south. To the east of the site is the rear of the Ditton Priors Trading Estate.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to and suitability of an access to the site via the lane to the rear of the Trading Estate needs to be confirmed.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to and suitability of an access to the site via the lane to the rear of the Trading Estate needs to be confirmed.
DNP009	Land off Derrington Road, Adjacent to Brown Clew Primary School, Ditton Priors	Ditton Priors	4.39	132	1.76	The site lies behind Oak Farm (site DNP002 of this study) and Brown Clew School from Station Rd. A large site, it is used for agricultural purposes and comprises of a single wing-shaped field that is gently undulating. The land is adjacent to but outside of the development boundary.	To the south of the site lies Brown Clew Primary School and Oak Farm (a day centre for adults with learning difficulties with training facilities in agriculture and horticulture) and to the west residential development on Derrington Rd. The remainder of the site is bound by agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is within 300m of a Conservation Area and one or more Listed Buildings therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site is within 300m of a Conservation Area and one or more Listed Buildings therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
DNP010	Land off Station Road, Ditton Priors	Ditton Priors	2.33	70	0.93	An area of gently undulating land that appears currently vacant but maintained or in agricultural use. The site is to the south of Station Road and east of Brown Clew Rd and sits to the rear of the associated properties. From aerial photography there is evidence of previous development on the site but it is unclear what this was.	To its north western side the site sits behind the properties on Station Rd and Brown Clew Rd whilst to the east there is a commercial premises behind which sits agricultural land which is also to the south and south west. Within the agricultural land to the south of the site is located a sewerage farm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints.
DNP011	Land to the North Derrington Road, Ditton Priors	Ditton Priors	1.15	35	0.46	Site comprises a field in agricultural use (arable) at the junction of two roads from the north.	Land to the west, north and east is in agricultural use, land to the south is in residential use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is located within the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is located within the Shropshire Hills AONB. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is located within the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is located within the Shropshire Hills AONB. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
DGN001x	Land at Lower Fold	Dorrington	0.1	N/A	N/A						
DGN002	Land adj. Station Road, Dorrington	Dorrington	3.65	110	1.46	Site is located to the E of Dorrington, outside of the development boundary and across from the bridge from Dorrington along Station Road. The site is fairly large given the current built form of Dorrington, and is used for agricultural purposes. Much of the site (around two-thirds) lies within flood zone 2/3 to the site's east and south boundaries. The railway line runs along the site's western boundary (however this is on a lower part of land).	A light industrial site lies to the N of the site, across from Station Road. The E and S of the site comprises of further agricultural land, with the built form of Dorrington lying to the W beyond the railway lines.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, more than half of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate and safe access is subject to highway / environment agent approval. The site is separated from the core of the settlement by the railway line, this will require due consideration. The site is within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of Veteran Trees/ trees protected by a Tree Preservation Order, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, more than half of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate and safe access is subject to highway / environment agent approval. The site is separated from the core of the settlement by the railway line, this will require due consideration. The site is within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of Veteran Trees/ trees protected by a Tree Preservation Order, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded.
DGN003	Land adj. The Maitlands, Dorrington	Dorrington	1.51	45	0.61	Site is located to the W of Dorrington, outside of the development boundary. Access to the site can be found at its eastern border, from The Maitlands. Currently for agricultural use, the site runs adjacent to part of Dorrington's built form to its NE.	The site is surrounded by further agricultural land to its N, S and W. To the east lies the existing built form of Dorrington, which mostly comprises of houses, as well as a surgery and a football pitch.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is also within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is also within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
DGN004	Land North of Dorrington	Dorrington	1.14	34	0.45	Site is located to the NW of Dorrington, outside of the development boundary. Site is currently agricultural use, and lies immediately N of the existing residential curtilage of the village. Whilst the site is not currently accessible, there are schemes in the adjacent site (to the E) which includes an access road which runs to this site. There are no other ways to access this site and so its suitability is dependent on the adjacent development.	Site is mostly surrounded by agricultural land, except to the S and SE where residential dwellings reside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The likely access point would be through the adjacent development site (currently under construction), the suitability and availability of an access from this point will require due consideration. The site is also within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The likely access point would be through the adjacent development site (currently under construction), the suitability and availability of an access from this point will require due consideration. The site is also within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
DGN006X	Hall on Forge Way	Dorrington	0.2	N/A	N/A						
DGN007	Playground, The Maitlands, Dorrington	Dorrington	2.27	68	0.91	Site is located in the centre of Dorrington, within the development boundary. Within the site lies Dorrington Surgery and Dorrington Business Network to the W, near the site's main access off The Maitlands. Beside this lies a car park, and much of the centre of E of the site comprises of Outdoor Recreation (a sports pitch and a bowling green), with an open field just S of this (and N of the primary school). An additional, minor access can be found off Church Road to the S, via a narrow single carriage strip adjacent to the primary school. The site is currently under ownership of Shropshire Council. A children's play area also sits in the centre of the site beside the sports pitch.	Site is largely surrounded by the existing built form of Dorrington, which is mostly residential dwellings. In addition, St Edward's C of E Primary School lies to the S of the site as well as St Edward's Church. Agricultural land lies to the W of the site beyond The Maitlands	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, much of the site is identified as an area of open space / facility, this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site contains the school, therefore the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, much of the site is identified as an area of open space / facility, this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site contains the school. As such the site is not considered suitable or to have long term potential for employment development.
DGN008X	24 The Bank	Dorrington	0.0	N/A	N/A						
DGN013X	R. O. Post, Church Road, Dorrington	Dorrington	0.1	N/A	N/A						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
DGN001x											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
DGN002	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viability	The site was represented during the SAMDev Site Allocations process. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to the exclusion from development of that part of the site in Flood Zones 2 and/or 3 (this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere); appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, as the site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes - subject to the exclusion from development of that part of the site in Flood Zones 2 and/or 3 this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere). The site has long term potential for other forms of employment subject to the exclusion from development of that part of the site in Flood Zones 2 and/or 3 (this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere); appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
DGN003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
DGN004	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the ability to provide an appropriate access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the ability to provide an appropriate access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
DGN006X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
DGN007	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viability	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, much of the site is located identified as an area of open space / facility, this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site contains the school. Therefore it is not suitable for mixed use development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, much of the site is located identified as an area of open space / facility, this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site contains the school. Therefore it is not suitable for mixed use development.
DGN008X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
DGN013X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
DGN014	Land adj. Butler Fuels, Dorrington	Dorrington	4.13	124	1.65	Site is located NE of the village, outside of the development boundary and across from the railways lines. The site lies against Cound Brook to its eastern boundary, which causes much of the site to be in flood zone 2/3. The only road frontage is to the S off Station Rd.	Site is surrounded on its N and E sides by further agricultural land. Beyond the railway lines to the W lies further agricultural land, and likewise beyond Station Road to the south is agricultural land. Some light industrial is immediately adjacent to the site at its SW corner, with a single dwelling to the E.	Not Suitable	The site is separated from the development boundary by the Butler Fuels site. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, approximately 75% of the site is located in flood zones 2 and/or 3, and much of the remaining area of the site can only be accessed through the element of the site located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Not Suitable	The site is separated from the development boundary by the Butler Fuels site. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 75% of the site is located in flood zones 2 and/or 3, and much of the remaining area of the site can only be accessed through the element of the site located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
DGN015	Church Bridge Field, Dorrington	Dorrington	2.05	61	0.82	Site lies to the east side of Dorrington, adjacent to but outside of the development boundary. Sites currently has agricultural use and lies just off Bank Drive, adjacent to existing residential curtilage. The SE of the site is in flood zone 2/3, which covers around 20% of the overall site area.	Cound Brook lies to the east of the site, leaving the site's SE corner in flood zone 2/3. The site is otherwise surrounded by residential, with further agricultural land beyond Cound Brook to the E.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, around 20% of the site is located in flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance ability to provide an appropriate access is subject to highway approval - it is unclear whether the site benefits from a sufficient road frontage to allow access into the site. It is understood that the site has been identified as a proposed Village Green, the implications and outcome of any application for Village Green Status will require due consideration. The site is within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Currently Suitable - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, around 20% of the site is located in flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance ability to provide an appropriate access is subject to highway approval - it is unclear whether the site benefits from a sufficient road frontage to allow access into the site. It is understood that the site has been identified as a proposed Village Green, the implications and outcome of any application for Village Green Status will require due consideration. The site is within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
DGN016	Land to the South of Church Road, Dorrington	Dorrington	0.38	11	0.15	Site is on the W side of Dorrington, outside of the development boundary. The site lies behind an existing dwelling, off Church Road to the N. The site cannot currently be accessed.	The site is surrounded by hedgerows to the E, W and S, with residential immediately to the N. Some farm buildings are nearby to the S and W	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the adjacent housing allocation is in the same ownership as this site and it is understood that an access can be established through this site - the suitability of this access to serve this site is subject to highway approval. The site is also within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the adjacent housing allocation is in the same ownership as this site and it is understood that an access can be established through this site - the suitability of this access to serve this site is subject to highway approval. The site is also within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
DGN017	Land south of The Fars, off Falkland's Road, Dorrington	Dorrington	1.47	44	0.59	Site is located to the S of Dorrington outside of the development boundary. Site is N of the Cound Brook, and lies immediately E of the A49 (Main Road). There is an existing agricultural building on the side, and the site as a whole comprises of half of the existing field	The A49 lies to the W of the site, with agricultural fields to the E, S and W. Residential curtilage is to the N.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, approximately 20% of the site, along its southern and eastern boundaries) are in flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 20% of the site, along its southern and eastern boundaries) are in flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
DGN018	The Limes Paddock, Dorrington	Dorrington	0.64	19	0.26	The site consists of part of an agricultural field, the remainder of which has been granted Planning Permission for residential development. The site is located to the north of Dorrington.	Character to north and east is predominantly agricultural. Character to south is primarily residential. Character to the west is currently a mix of agricultural and ongoing residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of development subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
DGN019	Land south-west of Forge Way, Dorrington	Dorrington	0.24	7	0.09	The site consists of part of the northern part of an agricultural field located to the south of Dorrington.	Character to south and west is predominantly agricultural. Character to the north is agricultural (land allocated for residential development). Character to the east is a mix of residential and commercial.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the adjacent housing allocation is in the same ownership as this site and it is understood that an access can be established through this site (current Planning Application indicates this access) - the suitability of this access to serve this site is subject to highway approval. The site is also within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the adjacent housing allocation is in the same ownership as this site and it is understood that an access can be established through this site (current Planning Application indicates this access) - the suitability of this access to serve this site is subject to highway approval. The site is also within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
DGN020	Land west of Dorrington House, Dorrington	Dorrington	0.25	7	0.10	The site consists of part of the southern part of an agricultural field located to the south of Dorrington.	Character to south and west is predominantly agricultural. Character to the north is agricultural (Planning Application pending decision for residential development). Character to the east is a mix of residential and commercial.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, the site does not appear to have a road frontage and is reliant on an access to be provided through the adjacent promoted site. Whilst these sites are in the same ownership, there is no certainty about whether the adjacent site will be developed. Therefore the site in isolation is considered unsuitable for development.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site does not appear to have a road frontage and is reliant on an access to be provided through the adjacent promoted site. Whilst these sites are in the same ownership, there is no certainty about whether the adjacent site will be developed. Therefore the site in isolation is considered unsuitable for development.
DGN021	Land off Station Road, Dorrington	Dorrington	4.29	129	1.72	The site consists of the southern component of a large agricultural field located to the north-east of Dorrington.	Character to the north is predominantly agricultural. Character to the west is predominantly residential. Character to the south is residential beyond which it is agricultural. Character to the east is commercial (beyond the railway line).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to the site is subject to highway approval. The site is within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to the site is subject to highway approval. The site is within 300m of several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
FRD001	The Leasowes Recreation Ground, Ford	Ford	1.19	36	0.48	Greenfield site to W of built form of village. Long standing use for formal and informal outdoor recreation includes football pitch, MUGA and children's play area. Site in SC freehold former SABC land, not promoted. Site has residential use to N and E and further agricultural land to W and S. Small stream/watercourse along W boundary of site. Boundaries to E,N, and S comprised established trees and hedgerows to W boundary with residential properties. Site does not have road frontage and vehicle access for maintenance etc via single lane access track off The Leasowes. Pedestrian and cycle links via access track or footpath at S end of site also to Leasowes	Agricultural and residential.	Not Suitable	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such open market residential development is contrary to policy. Furthermore, the site is in the majority an identified outdoor sports space. As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The ability to provide an appropriate road access into the site is also unclear as it has no road frontage and only limited vehicular access. The site also within 30m of veteran tree/TPO, development is therefore subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is within 300m of several grade 2 and a grade 2* listed buildings Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is in the majority an identified outdoor sports space. As such it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The ability to provide an appropriate road access into the site is also unclear as it has no road frontage and only limited vehicular access. The site also within 30m of veteran tree/TPO, development is therefore subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is within 300m of several grade 2 and a grade 2* listed buildings Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
FRD002X	The Squirrels, Shoothill, Ford	Ford	0.1	N/A	N/A						
FRD003X	Land adj. Clifton Cottage, Ford	Ford	0.1	N/A	N/A						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
DGN019	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
DGN020	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it does not appear to have a road frontage and is reliant on an access to be provided through the adjacent promoted site. Whilst these sites are in the same ownership, there is no certainty about whether the adjacent site will be developed. Therefore the site in isolation is considered unsuitable for development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not considered suitable for development as it does not appear to have a road frontage and is reliant on an access to be provided through the adjacent promoted site. Whilst these sites are in the same ownership, there is no certainty about whether the adjacent site will be developed. Therefore the site in isolation is considered unsuitable for development.
DGN021	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
FRD001	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is located in the countryside and the site is in the majority an identified outdoor sports space. As an open space it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The ability to provide an appropriate road access into the site is also unclear as it has no road frontage and only limited vehicular access.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore, the site is not considered suitable for development as it is located in the countryside and the site is in the majority an identified outdoor sports space. As an open space it is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The ability to provide an appropriate road access into the site is also unclear as it has no road frontage and only limited vehicular access.
FRD002X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
FRD003X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
FRD004	Land to the rear of Inglenook and New House, Ford	Ford	0.22	6	0.09	Greenfield site on N edge of built up area of village. Site currently in agricultural use for rough grazing. Site has individual residential properties to E and further agricultural land on other 3 sides. Site has defined boundaries to N E and S comprised hedges and fences with some established trees to S. W boundary not defined on ground. Site does not have road frontage and current vehicle access via track between New House and Honeysuckle properties to New Street. Pedestrian and cycle links via same access to New Street and then established network o pavement on New St. Large pond adjacent to S boundary.	Agricultural, open 'parkland' countryside and individual properties.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such open market residential development is contrary to policy. The site may have long term potential as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is located within Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of several grade 2 and a grade 2* listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is located within Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of several grade 2 and a grade 2* listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
FRD005	Land at Lower Farm, Ford	Ford	0.76	23	0.31	Site in agricultural use comprised entirely agricultural buildings (barns, storage units, livestock sheds etc). Located on N edge of built form of village. Site has residential properties to S and W and further agricultural land to N and E. Site boundaries for the most part clearly defined on ground by hedgerows/trees and fencing, part of N boundary not clearly defined on ground. Site has road frontage and existing vehicle access to New St. Pedestrian and cycle links via same access to New Street and then established network o pavement on New St.	Character to the south and west is residential (large rural dwellings on large plots). Character to the east and north is agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such open market residential development is contrary to policy. The site may have long term potential as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is within a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of several grade 2 and a grade 2* listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. The site is within a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of several grade 2 and a grade 2* listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
FRD006X	Land South of Manor Crest	Ford	0.2	N/A	N/A						
FRD007	Land at Alberbury Road, Ford	Ford	14.70	441	5.88	Large greenfield site away from built form of Ford village to W and physically separated by line of dismantled railway. Site is surrounded by land in agricultural use with the exception of plant hire business on S boundary, pub/restaurant on W boundary and individual properties on W boundary. Site has no physical attachment to built form of village. Site boundaries are clearly defined by trees and disused rail line to N; by access track to W; by hedgerows and Alberbury road to S and pub and lane to E. Site has extensive road frontage and current vehicle access to Alberbury Rd and Brook lane, Pedestrian and cycle links via same access points to established network - no pavement provision	Open countryside in agricultural use with scattered individual properties and businesses	Not Suitable	The site is in the countryside, separated from the built form of Ford. As such open market residential development is contrary to policy. Due to the sites location, it is not considered to have long term potential for open market residential development.	Not Suitable	The site is in the countryside, separated from the built form of Ford. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location, it is not considered to have long term potential for other forms of employment development.
FRD009	Land adj. Pen y Bryn, Ford	Ford	1.39	42	0.55	Greenfield site on W edge of built form of village. Site has individual residential properties to W and N and further agricultural land to S and E. Site boundaries are clearly defined on the ground by hedgerows and trees on all four sides. Site has road frontage and current vehicle access to access road to poultry farm. Pedestrian and cycle access via same route to established network - no pavement provision. Application on N portion of site for 2 dwellings refused on appeal March 2016 as contrary to policy and for harm to countryside and setting of conservation area.	Open countryside in agricultural use with scattered properties and businesses.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such open market residential development is contrary to policy. The site may have long term potential as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. Whilst the site is adjacent to the built form of Ford, in this location the settlements form is dispersed in character, this will require due consideration. The site is located within Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of several grade 2 and a grade 2* listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, comments will be needed from highway department regarding highway access. Whilst the site is adjacent to the built form of Ford, in this location the settlements form is dispersed in character this will require due consideration. The site is located within Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of several grade 2 and a grade 2* listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
FRD011	Land east of But Lane and north of A458, Ford	Ford	4.05	122	1.62	The site consists of an agricultural field located to the south east of Ford.	Character to the south and east is predominantly agricultural. Character to the north and west is predominantly residential and areas of open space.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such open market residential development is contrary to policy. The site may have long term potential as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the site is in proximity of a conservation area and listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the site is in proximity of a conservation area and listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
FRD012	Land adjacent to Portwat Cottages, south of the A458, Ford	Ford	4.08	122	1.63	The site consists of an agricultural field located to the south of Ford.	surrounding character is predominantly agricultural, however there are also rural dwellings.	Not Suitable	The site is in the countryside, separated from the built form of Ford. As such open market residential development is contrary to policy. Due to the sites location, it is not considered to have long term potential for open market residential development.	Not Suitable	The site is in the countryside, separated from the built form of Ford. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location, it is not considered to have long term potential for other forms of employment development.
FRD013	Land at Bank Farm, Ford	Ford	10.36	311	4.14	the site consists of a large agricultural field located to the west of Ford.	Character to south and west is predominantly agricultural. Character to the north and east is a mix of residential, agricultural and open space.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such open market residential development is contrary to policy. Furthermore, a small portion of the site (along its eastern boundary) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to access the site is subject to highway approval. A small part of the site is located within a conservation area and the remainder of the site is in proximity of a conservation area. The site is also in proximity of listed buildings. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small portion of the site (along its eastern boundary) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to access the site is subject to highway approval. A small part of the site is located within a conservation area and the remainder of the site is in proximity of a conservation area. The site is also in proximity of listed buildings. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
FRD014	Land at Brookfield, Welshpool Road, Ford	Ford	0.83	25	0.33	The site consists of pony paddocks and the property known as Brookfield, located to the south of Ford.	Character to south and west is predominantly agricultural. Character to the east is currently agricultural, however the adjacent field has Planning Permission for residential development. Character to the north is a mix of residential, agricultural and open space.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such open market residential development is contrary to policy. Furthermore, a small portion of the site (along its western boundary) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, a site is located within a conservation area and in proximity of listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. However, a small portion of the site (along its western boundary) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, a site is located within a conservation area and in proximity of listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.
FRD015X	Land at the Bungalow, Alberbury Road, West of Ford	Ford	0.1	N/A	N/A						
FRD016	Severnford Gardens, Ford	Ford	0.50	15	0.20	The site consists of a dwelling, associated buildings and their curtilage. The site is located to the north of Ford.	Character to the north, east and west is predominantly agricultural. Character to the south is a mix of agricultural and residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such open market residential development is contrary to policy. The site may have long term potential as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. Whilst the site is adjacent to the built form of Ford, in this location the settlements form is dispersed in character, this will require due consideration. A small portion of the site is located within a conservation area (access), the remainder of the site is located in proximity of this conservation area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity of the built form of Ford. However this settlement is currently identified as countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Ford has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. Whilst the site is adjacent to the built form of Ford, in this location the settlements form is dispersed in character, this will require due consideration. A small portion of the site is located within a conservation area (access), the remainder of the site is located in proximity of this conservation area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.
BIT020	Land adj. Brockway, Four Crosses	Four Crosses, Bicton	0.24	7	0.09	Greenfield site within development boundary of Four Crosses on SW corner of junction of Holyhead Rd, Shepherds Lane and Isle Lane. Site is bounded by Brethren meeting room to W; residential properties S, Pub to N and agricultural land to E. Boundaries are clearly defined with roads and neighbouring properties. Site has road frontage to Shepherds lane and Holyhead Rd with existing access from Shepherds Lane. Pedestrian and cycle access via Shepherds Lane to existing established network.	Mostly developed to N, W, and S with agriculture to W.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Four Crosses development boundary so the principle of development is accepted, subject to material considerations. However, Four Crosses has not been identified as a Strategic/Principal/Key Centre or Community Hub and therefore may not have a development boundary in the future. Material considerations include suitable management of any physical, environmental and heritage constraints present. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Furthermore, the site is also within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Four Crosses development boundary so the principle of development is accepted, subject to material considerations. However, Four Crosses has not been identified as a Strategic/Principal/Key Centre or Community Hub and therefore may not have a development boundary in the future. Material considerations include suitable management of any physical, environmental and heritage constraints present. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Furthermore, the site is also within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
SMH003	Land south of B5070 (St. Martins to Gledrid), St Martins	Gledrid	2.57	77	1.03	Greenfield site in the open countryside some distance from development boundary of St Martins to E and Gobowen to S. Site is currently in agricultural use as grazing/pasture. Site has agricultural land on all sides including Esgob farm to N and Esgob Mill to E, N boundary with B5070 and S boundary with dismantled rail line. Site boundaries are clearly defined to N, E, and S by trees and hedgerows but W boundary hedgerow sparse with number of gaps. Site has road frontage and current vehicle access to B5070. Pedestrian and cycle links via same route - pavement provision - to established network. Site has number of established trees both on boundaries and within site as well as stream crossing site from NE corner to S boundary, both factors may have ecological implications.	open countryside.	Not Suitable	Site is outside and separated from the settlement boundary. As such open market residential development is contrary to policy. Furthermore approximately 75% of this site is located within flood zones 2 and/or 3. Therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site is also within 300m of scheduled monuments and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	Site is outside and separated from the settlement boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However due to the sites separation from the settlements built form and the fact that approximately 75% of this site is located within flood zones 2 and/or 3 it is not considered suitable for other forms of employment development. With regard to the element of the site in flood zones 2 and/or 3 development could only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site is some distance from the built form of the settlement. The site is also within 300m of scheduled monuments and grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
GWR001	Gobowen Autocade, B5009, Gobowen	Gobowen	0.16	5	0.06	Small site located in the centre of the village within the settlement boundary, it consists of a range of buildings and a large area of hardstanding. The site lies to the east of the large roundabout in the middle of the village and to the north of the B5009 and has a small frontage onto St Martins Road at the west end. The site is currently in use as a garage / MOT centre.	To the north of the site is a restaurant and dwellings. There are also dwellings to the east and south of the site (to the south there is also a vacant plot). To the west is a roundabout.	Currently Suitable - Subject to Further Detailed Assessment	The site is considered suitable for open market residential development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance, it is a brownfield site which may be subject to contamination. The site is within proximity of a TPO, therefore development is subject to an assessment of impact on the protected tree(s) on/in proximity of the site in order to demonstrate how they can be safeguarded. Thus, the site is considered suitable for development in relation to this matter, subject to these safeguarding measures being deemed acceptable. The site is within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Currently Suitable - Subject to Further Detailed Assessment	The site is considered suitable for employment development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance, it is a brownfield site which may be subject to contamination. The site is within proximity of a TPO, therefore development is subject to an assessment of impact on the protected tree(s) on/in proximity of the site in order to demonstrate how they can be safeguarded. Thus, the site is considered suitable for development in relation to this matter, subject to these safeguarding measures being deemed acceptable. The site is within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
GWR002	Land north of School Lane, Gobowen	Gobowen	3.57	107	1.43	Greenfield site on NE edge of built form of Gobowen outside but adjacent to development boundary. Site bounded to S by River Perry and existing housing, by Henlle Park Golf Course to W and N and residential estate development on E. Boundaries do not appear clearly defined on the ground art from with residential properties on E boundary. Site contains line of established trees and remnant hedgerow that bisect site N-S. Site has road frontage and vehicle access to St Martins Rd and also direct access from Penycae Close on NE edge of site. Pedestrian and cycle access via same routes to established network.	Golf course and agricultural use to N and W and residential/urban development of Gobowen to W and S.	Not Suitable	The site is located adjacent to but outside the development boundary for Gobowen. As such open market residential development is contrary to policy. Furthermore approximately 20% of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally the site contains Scheduled Monument - Wats Dyke, consequently development on this element of the site and an appropriate buffer is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. Furthermore the only potential access points into the site either cross the element of the site in flood zones 2 and/or 3 or the Scheduled Monument. As such the site is unsuitable for development. The site is within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains Veteran Tree/TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Suitable	The site is located adjacent to but outside the development boundary for Gobowen. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore approximately 20% of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally the site contains Scheduled Monument - Wats Dyke, consequently development on this element of the site and an appropriate buffer is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. Furthermore the only potential access points into the site either cross the element of the site in flood zones 2 and/or 3 or the Scheduled Monument. As such the site is unsuitable for development. The site is within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains Veteran Tree/TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
GWR004	Land west of Henlle Lane, Gobowen	Gobowen	1.64	49	0.65	Greenfield site to N of built form of Gobowen and outside but adjacent to development boundary. Site is currently in agricultural use for rough grazing/fodder crops. Site boundaries are clearly defined on all four sides by established hedgerows and trees. Site is bounded by agricultural land to W and N and partly E; by Henlle park golf course to E and existing estate development to S. W boundary is formed by A5, S boundary by B5009 and E boundary by Chirk Rd. Site has extensive road frontage and current vehicle access from Chirk Rd. Former Preeshenlle waste and landfill site.	Open countryside in agricultural or golf course use with N edge of Gobowen to S.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located close to but outside the development boundary for Gobowen. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from the highway department regarding highway access. Much of the site is an inert tip, which will require due consideration - stability and contamination. The site is within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within 30m of a Veteran Tree/TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located close to but outside the development boundary for Gobowen. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from the highway department regarding highway access. Much of the site is an inert tip, which will require due consideration - stability and contamination. The site is within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within 30m of a Veteran Tree/TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
GWR005	Land east of Rhewl Lane	Gobowen	2.46	74	0.98	Greenfield site on NE edge of built form of Gobowen outside but adjacent to development boundary. Site currently in agricultural use for grazing/pasture. Clearly defined boundaries with residential properties on W; hedgerows and trees on N, E and S boundaries; N and E boundaries also formed with lane and access track. Site has residential estate development to W and agricultural land on other 3 sides. Site has road frontage and current vehicle access to lane on N boundary. Pedestrian and cycle access also via same access to established network - no pavement provision	Open countryside to N, E and S estate development on W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Gobowen. As such open market residential development will be contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 30m of a Veteran Tree/TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is within 250m of Ebnal Pool LWS, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Gobowen. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 30m of a Veteran Tree/TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is within 250m of Ebnal Pool LWS, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
SMH003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is located in an area of high flood risk and is in an isolated location in an area of open countryside away from facilities and amenities and would constitute an unacceptable block of estate development in an area of otherwise open countryside.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not considered suitable for development as it is located in an area of high flood risk and is in an isolated location in an area of open countryside away from facilities and amenities and would constitute an unacceptable block of estate development in an area of otherwise open countryside.
GWR001	Not Currently Available - Unlikely to become so	Shropshire Council Officers understand that the site is either not available or not available for this form of development. Therefore information gathered for the purposes of this study suggests that the site is not available for this form of development.	Not Currently Available - Unlikely to become so	Shropshire Council Officers understand that the site is not available for this form of development. Therefore information gathered for the purposes of this study suggests that the site is not available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered suitable; achievable; and viable (subject to any further necessary viability assessment) for residential development. However it is not considered to be available and indications are that it is unlikely to become available in the immediate future. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	the site is not considered to be available and indications are that it is unlikely to become available in the immediate future. Furthermore, achievability and viability are unknown. The site is considered suitable for development, subject to suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Therefore the site has long term potential for development. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
GWR002	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Not Available	The site was represented during the SAMDev Site Allocations process for an alternative use, and it is understood that the landowner/developer has specified that it is only available for this alternative use. Therefore information gathered for the purposes of this study suggests that the site is not available for this form of development	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it contains a scheduled monument; approximately 20% of the site is located within flood zones 2 and/or 3; and the only potential points of access points into the site either cross the element of the site in flood zones 2 and/or 3 or the Scheduled Monument.	Rejected	The site is not considered to be available and indications are that it is unlikely to become available in the immediate future. Furthermore, achievability and viability are unknown. The site is not considered suitable for development as it contains a scheduled monument; approximately 20% of the site is located within flood zones 2 and/or 3; and the only potential points of access points into the site either cross the element of the site in flood zones 2 and/or 3 or the Scheduled Monument.
GWR004	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for development and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically provision of satisfactory highway access and the presence of an inert tip. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically provision of satisfactory highway access and the presence of an inert tip. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
GWR005	Availability Unknown	This site was identified within a previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within a previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically provision of satisfactory highway access and potential impact on environmental and heritage assets. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not currently suitable for development as it is located in open countryside; consequently employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically provision of satisfactory highway access and potential impact on environmental and heritage assets. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
GWR006	Land North of St Martins Road, Gobowen	Gobowen	1.43	43	0.57	Greenfield site outside and away from development boundary to N of built form of Gobowen. Site currently in agricultural use for grazing/pasture. Site is surrounded by land in agricultural use and with exception of individual properties to SE is effectively in the open countryside. Boundaries are clearly defined; by St Martins Rd to E; and established hedgerows to W N and S. Site has extensive road frontage with St Martins Rd but doesn't appear to have vehicle access. Pedestrian access via pavement on St Martins Rd cycle access via road to established network. Pond close to S boundary.	Open countryside in agricultural use with exception of individual properties on SE corner.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Gobowen. As such open market residential development will be contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of Wats Dyke SM and grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Gobowen. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of Wats Dyke SM and grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
GWR007	Land North of Preeshenille Lane, Gobowen	Gobowen	1.45	44	0.58	Greenfield site adjoining development boundary on N edge of Gobowen. Site currently in agricultural use for grazing/pasture. Site has residential estate development to S and further agricultural land to N, E and W. Site adjoins Wat's Dyke SAM on W boundary and is also <100m from Henlle park golf course to W. Site boundaries are clearly defined with residential properties to S; by Preeshenille Lane to W however N and E boundaries not clearly defined no discernible features on ground. Site has road frontage to Preeshenille Lane on S and W boundary with vehicle access from extreme NW corner. Pedestrian and cycle access to Preeshenille lane and links to existing established network.	Open countryside in agricultural use with exception of estate development to S.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Gobowen. As such open market residential development will be contrary to policy. Furthermore the site contains Scheduled Ancient Monument - Wats Dyke. Consequently development on this element of the site and an appropriate buffer is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains Veteran Tree/TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within 250m of Ebnal Pool LWS, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Gobowen. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site contains Scheduled Ancient Monument - Wats Dyke. Consequently development on this element of the site and an appropriate buffer is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. The remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains Veteran Tree/TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within 250m of Ebnal Pool LWS, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
GWR009	Land west of Agnes Hunt Memorial Bungalows, Gobowen	Gobowen	2.94	88	1.18	Greenfield site outside but adjoining development boundary on S edge of Gobowen. Site currently in use for rough grazing and informal recreation. Site has residential development to N, W, and S and Shrewsbury-Chester rail line and agricultural land to W. Site boundaries are clearly defined by neighbouring properties and rail line and trees/hedgerows in NW corner of site. Site does not have road frontage or obvious vehicle access. Pedestrian and cycle access could be via Agnes Hunt Bungalows to existing established network.	Suburban in nature with surrounding properties and built development reinforced by rail line to SW.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Gobowen. As such open market residential development will be contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to the site is unclear, although the promoter owns adjacent land to the north and south of the site and has indicated that access can be provided through this land. The site is also within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Gobowen. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to the site is unclear, although the promoter owns adjacent land to the north and south of the site and has indicated that access can be provided through this land. The site is also within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
GWR014	Land south east of Perry Road, Gobowen	Gobowen	9.32	280	3.73	Large greenfield site outside but adjoining development boundary on E edge of settlement. Site has residential estate development to N; further agricultural land to E and S with recreation ground and natural/semi-natural open space to W. Site boundaries are clearly defined by hedgerows and neighbouring properties, E and S boundaries with river Perry. Site has no road frontage and current vehicle access via track from Ebnal Lane. Pedestrian and cycle access via recreation ground to existing established network	Character to the north is primarily residential. Character to the east and south is primarily agricultural. Character to the west is typified by a mix of community open spaces.	Not Suitable	The site is located adjacent to but outside the development boundary for Gobowen. As such open market residential development will be contrary to policy. Furthermore the site does not appear to have a road frontage or obvious means of access.	Not Suitable	The site is located adjacent to but outside the development boundary for Gobowen. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site does not appear to have a road frontage or obvious means of access.
GWR018	Land North of School Lane, Bryn-y-Castell, Gobowen	Gobowen	1.04	31	0.42	Greenfield site outside but adjoining development boundary. Site contains Bryn-y-Castell SAM and a section of Wat's Dyke SAM North part of site is within Flood Zone 3. Site is to N of School lane and to rear of UR church. Site is currently in agricultural use for rough grazing. Site boundaries are clearly defined by residential properties to W; School lane to S; River Perry to N; and UR Church to E. Boundaries comprise mostly trees and hedgerows with some fencing to properties on W. Site has road frontage to School Lane and current vehicle access off School lane in SW corner of site. Pedestrian and cycle access also via School Lane (no pavement) to existing established network	Mixture of residential and open countryside.	Not Suitable	The site is located adjacent to but outside the development boundary for Gobowen. As such open market residential development will be contrary to policy. Furthermore, the site contains 2 scheduled monuments, which occupy approximately 30% of the site, therefore development on this element of the site and an appropriate buffer is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. Approximately 20% of the site is located within flood zones 2 and/or 3 (different element of the site to that containing the two SMs), therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site is relatively limited in size and could not be accessed except through the SM.	Not Suitable	The site is located adjacent to but outside the development boundary for Gobowen. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site contains 2 scheduled monuments, which occupy approximately 30% of the site, therefore development on this element of the site and an appropriate buffer is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. Approximately 20% of the site is located within flood zones 2 and/or 3 (different element of the site to that containing the two SMs), therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site is relatively limited in size and could not be accessed except through the SM.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
GWR020	Land at Oak Mill Farm, Gobowen	Gobowen	0.34	10	0.14	Greenfield site outside the development boundary. Site is falls entirely within flood zone 2 and 3. Located immediately south of Oak Mill Farm, along Whittington Road south east of Gobowen. Site surrounded by agricultural land, with garden centre and sports centre to the west and some residential to the south. Boundaries comprise mostly trees and hedgerows. Site has road frontage to Whittington Road and unnamed road. Pedestrian and cycle access also via these two roads	To the north is a large agricultural barn and dwelling, beyond which character is agricultural. To the south are other rural dwellings, beyond which character is agricultural. Character to the east is predominantly agricultural. Character to the west is a mix of sports and garden centre facilities.	Not Suitable	The site is located adjacent to the built form of Gobowen. As such open market residential development will be contrary to policy. Furthermore 100% of this site is located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The ability to provide an appropriate access is subject to highway approval. The site is also within proximity of a listed building.	Not Suitable	The site is located adjacent to the built form of Gobowen. As such employment development is limited to small scale rural enterprise and diversification schemes. However 100% of this site is located within flood zones 2 and/or 3, therefore the site would only be considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The ability to provide an appropriate access is subject to highway approval. The site is also within proximity of a listed building.
GWR022	Butler Field, Gobowen	Gobowen	3.34	100	1.34	The site consists of a large agricultural field located to the south-east of Gobowen.	Character to the east and south is predominantly agricultural. Character to the north and west is a mix of residential, commercial and medical.	Not Suitable	The site is located adjacent to the built form of Gobowen. As such open market residential development will be contrary to policy. Furthermore 100% of this site is located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Suitable	The site is located adjacent to the built form of Gobowen. As such employment development is limited to small scale rural enterprise and diversification schemes. However 100% of this site is located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The ability to provide an appropriate access is subject to highway approval.
GWR023	Land north of Whittington Road, Gobowen	Gobowen	17.73	532	7.09	An irregularly shaped site, consisting of a number of agricultural fields to the east of Gobowen.	Character to the east is predominantly agricultural. Character to the north is a mix of agricultural, open space and residential. Character to the west is predominantly residential. Character to the south is a mix of agricultural, residential, commercial and medical.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Gobowen. As such open market residential development will be contrary to policy. Furthermore, parts of the site are located within flood zones 2 and/or 3 (northern, south-eastern and western portions of the site), therefore these elements of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Gobowen. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, parts of the site are located within flood zones 2 and/or 3 (northern, south-eastern and western portions of the site), therefore these elements of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval.
GWR024a	Land south of Henlle Golf Course, Gobowen	Gobowen	1.23	37	0.49	The site consists of an agricultural field and areas of woodland to the north of Gobowen.	Character to the north is predominantly open space. Character to the east is predominantly agricultural. Character to the south is predominantly residential. Character to the west is a mix of residential and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Gobowen. As such open market residential development will be contrary to policy. However, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from the highway department regarding highway access. The site is within 300m of Scheduled Ancient Monuments - Wats Dyke and Bryn-y-Castell and within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains Veteran Tree/TPO's, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Gobowen. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from the highway department regarding highway access. The site is within 300m of Scheduled Ancient Monuments - Wats Dyke and Bryn-y-Castell and within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains Veteran Tree/TPO's, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
GWR024b	Land north of School Lane, Gobowen	Gobowen	1.24	37	0.50	The site consists of an agricultural field and areas of woodland to the north of Gobowen.	Character to the north is a mix of agricultural and open space. Character to the east is predominantly agricultural. Character to the south is predominantly residential. Character to the west is agricultural.	Not Suitable	The site is located adjacent to but outside the development boundary for Gobowen. As such open market residential development will be contrary to policy. Furthermore the site is dependent on the adjacent SLAA site for the provision of an access (the suitability of which would be subject to highway approval), as such the site in isolation is unsuitable for development. The site is also within 300m of Scheduled Ancient Monuments - Wats Dyke and Bryn-y-Castell and within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains Veteran Tree/TPO's, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Suitable	The site is located adjacent to but outside the development boundary for Gobowen. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site is dependent on the adjacent SLAA site for the provision of an access (the suitability of which would be subject to highway approval), as such the site in isolation is unsuitable for development. The site is also within 300m of Scheduled Ancient Monuments - Wats Dyke and Bryn-y-Castell and within 300m of grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains Veteran Tree/TPO's, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
GWR020	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is entirely in flood zone 2 and/or 3.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development as it is entirely in flood zone 2 and/or 3.
GWR022	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is almost entirely in flood zone 2 and/or 3.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development as it is almost entirely in flood zone 2 and/or 3.
GWR023	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. Furthermore, parts of the site are located within flood zones 2 and/or 3 (northern, south-eastern and western portions of the site), therefore these elements of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, parts of the site are located within flood zones 2 and/or 3 (northern, south-eastern and western portions of the site), therefore these elements of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, the remainder of the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
GWR024a	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include TPOs on the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include TPOs on the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
GWR024b	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However as the site is dependent on the adjacent SLAA site for the provision of an access (the suitability of which would be subject to highway approval), in isolation it is unsuitable for development.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore as the site is dependent on the adjacent SLAA site for the provision of an access (the suitability of which would be subject to highway approval), in isolation it is unsuitable for development.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
HDL001	East of the A49, south of Hadnall	Hadnall	0.42	13	0.17	Small greenfield site in open countryside away from development boundary and other development/buildings. Located on E side of A49 to N of Beaconsfield Caravan park. Site is currently in agricultural use for rough grazing and has a number of mature trees both within and on boundaries of site. Boundaries clearly defined by trees and hedgerows. To N, E, and W is further agricultural land to S is caravan park screened by substantial belt of trees. Site has road frontage and current vehicle access to A49. Pedestrian and cycle access poor - direct to A49 although pavement on W side of road.	Surrounding character is predominantly agricultural.	Not Suitable	Site is in an isolated location in otherwise open countryside so is not considered suitable for development.	Not Suitable	Site is in an isolated location in otherwise open countryside so is not considered suitable for development.
HDL003	Hadnall Hall, Hadnall	Hadnall	0.86	26	0.34	Site is Hadnall Hall and remaining garden land. Hadnall hall is not listed but is substantial Victorian 'gothic' residence with local heritage significance. Not clear whether promoter wishes to retain the hall. Site is located on E edge of Hadnall and has residential use to N, E, and W; and open countryside in agricultural use to S. Site boundaries clearly defined by neighbouring properties and trees/hedgerow to S. Site has private access to Hall Drive and A49 Shrewsbury Rd though no road frontage as such. Pedestrian and cycle links via private access to existing established network.	Individual residential properties to N, E, and W agricultural land to S.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site contains an attractive existing building (Hadnall Hall) which should be retained and the impact of any development upon this building and its setting considered. The site is within 300m of a SM and grade2* and 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site contains an attractive existing building (Hadnall Hall) which should be retained and the impact of any development upon this building and its setting considered. The site is within 300m of a SM and grade2* and 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
HDL006	Land South of Wedgefields, Hadnall	Hadnall	3.30	99	1.32	Greenfield site on S edge of Hadnall to S of Wedgefields Close estate development. Site has residential development to N and W; whilst further agricultural land lies to S and E. Site boundaries are clearly defined to N by hedgerow and fences with neighbouring residential properties and to E, S, and W by hedgerows and trees. Site also has established hedgerow and mature trees bisecting site N-S. Site has road frontage and current vehicle access to A49 in SW corner. Pedestrian and cycle access via same to A49.	Residential development to N and individual residential properties to W; open countryside in agricultural use to S and E.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of a SM, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of a SM, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
HDL007	Land south of Ladymas Road, north of Hadnall	Hadnall	1.57	47	0.63	Greenfield site in agricultural use to N of main body of village but adjacent to cluster of dwellings off Ladymas Lane and A49. Site is currently occupied by number of large agricultural buildings used for livestock, storage, processing etc; at the E corner of site there are 2 residential dwellings. The site is situated in open countryside for the most part with agricultural land on all sides, this is interrupted by cluster of dwellings to NE and 2 dwellings on SW. Site boundaries are clearly defined by Ladymas Lane to N; access road and dwellings to W; hedgerows to S and A49 to E. Site has road frontage to Ladymas Lane and access road off this. Pedestrian and cycle access via this to A49 and established network.	Open countryside interspersed with scattered residential dwellings.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. Furthermore the site is separated from the built form Hadnall which has been identified as a proposed Community Hub by agricultural fields. As such the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore the site is separated from the built form Hadnall which has been identified as a proposed Community Hub by agricultural fields. As such the site is not considered to have long term potential for other forms of employment development.
HDL008	Land south of Hadnall	Hadnall	8.21	246	3.28	Large greenfield site to SW of village occupying wedge of land between A49 and Shrewsbury-Crewe rail line. Site comprises 4 distinct fields all in agricultural use for grazing/pasture/fodder crops. Site has W boundary with rail line; E boundary with A49 and scattered residential properties and then with properties in main body of village; N boundary is with Station Rd as it leaves Hadnall. Site boundaries are generally hedgerows with some scattered trees and fencing to some residential properties. Internal field boundaries are marked by hedgerows and established trees. Site has main built up area of village on N boundary and scattered properties along A49 on E boundary and open countryside to S and over rail line to E. Site has road frontage to A49 on E and Station Rd to N with current road access from both. Pedestrian and cycle access via either Station Rd or A49 (pavement) to established network.	Residential to N and E open countryside over rail line to W and S	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site projects into the countryside and could be construed as linear development, this will require due consideration. The site is within 300m of a SM, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site projects into the countryside and could be construed as linear development, this will require due consideration. The site is within 300m of a SM, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
HDL009	Land at Wincote, Hadnall	Hadnall	1.71	51	0.68	Site comprises single detached property, outbuildings, large garden and paddock area some now used for rough grazing. Site has new/under construction residential development to E and existing estate development to NE site borders agricultural land on other 3 sides. Boundaries are clearly defined by trees and hedgerows on S,W, and E and with single track access lane on N. Site has road frontage and vehicle access to lane and potential access via new development to E. Pedestrian and cycle access via lane (no pavement) to A49 and established network.	Countryside in appearance except to E where new residential development underway.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of a SM and listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of a SM and listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
HDL010	Land north of Ladymass Road, north of Hadnall	Hadnall	0.68	20	0.27	The site consists of part of an agricultural field located to the north of Hadnall.	Surrounding character is predominantly agricultural. However there are some rural dwellings to the east.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. Furthermore the site is separated from the built form Hadnall which has been identified as a proposed Community Hub by agricultural fields. As such the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore the site is separated from the built form Hadnall which has been identified as a proposed Community Hub by agricultural fields. As such the site is not considered to have long term potential for other forms of employment development.
HDL011	Land West of Ladymass Road, north of Hadnall	Hadnall	1.66	50	0.66	The site consists of an agricultural field located to the north of Hadnall.	Character to north, east and west is predominantly agricultural. Character to the south is also predominantly agricultural, although there are a row of rural houses immediately to the south of the site.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. Furthermore the site is separated from the built form Hadnall which has been identified as a proposed Community Hub by agricultural fields. As such the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore the site is separated from the built form Hadnall which has been identified as a proposed Community Hub by agricultural fields. As such the site is not considered to have long term potential for other forms of employment development.
HDL012	Land west of the A49 and North of Chapel Road, Hadnall	Hadnall	5.23	157	2.09	The site consists of two adjacent agricultural fields located to the north of Hadnall.	Character to the north, east and west is predominantly agricultural, although there are some rural dwellings to north and east. Character to the south is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. Furthermore a small portion of the site (along its southern boundary) is located within flood zones 2 and/or 3, this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of a SM and listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However a small portion of the site (along its southern boundary) is located within flood zones 2 and/or 3, this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of a SM and listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
HDL013	Land adjacent to Crawforton, Shrewsbury Road, north of Hadnall	Hadnall	0.39	12	0.16	The site consists of a small part of an agricultural field located to the north of Hadnall.	Surrounding character is predominantly agricultural, although there are several rural dwellings located along the A49 to the north and west.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. Furthermore the site is separated from the built form Hadnall which has been identified as a proposed Community Hub by agricultural fields. As such the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore the site is separated from the built form Hadnall which has been identified as a proposed Community Hub by agricultural fields. As such the site is not considered to have long term potential for other forms of employment development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
HDL009	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical, environmental, or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically provision of satisfactory highway access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not currently suitable for development as it is located in open countryside; consequently employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical, environmental, or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically provision of satisfactory highway access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
HDL010	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not considered suitable for open market residential development as it is located in the countryside some distance from the built form of Hadnall.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However as the site is separated from the built form Hadnall by agricultural fields, its current and future suitability for employment development is limited to small scale rural enterprise and diversification schemes.
HDL011	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viable	The site has been submitted through the 'call for sites' for a relevant use. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viable	The site has been submitted through the 'call for sites' for a relevant use. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not considered suitable for open market residential development as it is located in the countryside some distance from the built form of Hadnall.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However as the site is separated from the built form Hadnall by agricultural fields, its current and future suitability for employment development is limited to small scale rural enterprise and diversification schemes.
HDL012	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. Furthermore a small portion of the site (along its southern boundary) is located within flood zones 2 and/or 3, this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore a small portion of the site (along its southern boundary) is located within flood zones 2 and/or 3, this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
HDL013	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not considered suitable for open market residential development as it is located in the countryside some distance from the built form of Hadnall.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However as the site is separated from the built form Hadnall by agricultural fields, its current and future suitability for employment development is limited to small scale rural enterprise and diversification schemes.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
HDL014	Land north of Station Road, Hadnall	Hadnall	1.34	40	0.53	An irregularly shaped agricultural field fronting onto Station Road.	Character to the north and west is predominantly agricultural. Character to the south is a mix of residential and agricultural. Character to the east is residential (development site).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of a SM and listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of a SM and listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
HDL015	Land north of Astley Lane, Hadnall	Hadnall	1.94	58	0.78	An agricultural field located to the east of Hadnall.	Character to north, south and east is predominantly agricultural. Character to the west is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of a SM and listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment as Hadnall has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of a SM and listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
HDL016	Land to the rear of Holnon, Shrewsbury Road, north of Hadnall	Hadnall	0.97	29	0.39	The site consists of an agricultural field located to the rear (east) of several dwellings fronting onto Shrewsbury Road, north of Hadnall.	Surrounding character is predominantly agricultural, apart from the rural dwellings located to the west of the site.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such open market residential development is contrary to policy. Furthermore the site is separated from the built form Hadnall which has been identified as a proposed Community Hub by agricultural fields. As such the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is not located in a hub or cluster settlement so is within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore the site is separated from the built form Hadnall which has been identified as a proposed Community Hub by agricultural fields. As such the site is not considered to have long term potential for other forms of employment development.
HWD001X	Vine Close	Hanwood	0.1	N/A	N/A						
HWD002	Land off Orchard Lane, Hanwood	Hanwood	2.21	66	0.88	The site consists of the remaining elements of an agricultural field following the development of a dwelling to the north.	Character to the north is a mix of residential, open space and woodland. Character to the south and west is predominantly agricultural. Character to the east is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the Hanwood development boundary. In Hanwood suitable development is limited to development of the site allocated for housing, together with development by infilling, groups of houses and conversions of buildings on suitable sites within the development boundary. As such open market residential development on this site is contrary to policy. However, Hanwood has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also in proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the Hanwood development boundary. In Hanwood suitable development is limited to development of the site allocated for housing, together with development by infilling, groups of houses and conversions of buildings on suitable sites within the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, Hanwood has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also in proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
HWD003	Land West of Romney House, Pound Lane, west of Hanwood	Hanwood	0.52	16	0.21	The site consists of scrubland to the rear of dwellings on Pound Lane.	Character to north, west and south is predominantly agricultural. Character to the east is residential beyond which it is woodland.	Not Suitable	The site is associated with a small group of dwellings on Pound Lane. It is separated from the development boundary/built form of Hanwood by woodland/agricultural land. As such open market residential development is contrary to policy. Due to these factors, the site is also not considered to have long term potential for open market residential development.	Not suitable	The site is associated with a small group of dwellings on Pound Lane. It is separated from the development boundary/built form of Hanwood by woodland/agricultural land. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to these factors, the site is not considered to have long term potential for other forms of employment.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
HWD004	East of Cruckmeole Farm, Hanwood	Hanwood	1.68	50	0.67	The site consists of part of an agricultural field located to the west of Hanwood.	Character to the north and west is predominantly agricultural. Character to the east is currently agricultural, however this land has been allocated for residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to a site allocated for housing (Planning Permission Granted) to meet the need of Hanwood. In Hanwood suitable development is limited to development of the site allocated for housing, together with development by infilling, groups of houses and conversions of buildings on suitable sites within the development boundary. As such open market residential development on this site is contrary to policy. However, Hanwood has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is in proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to a site allocated for housing (Planning Permission Granted) to meet the need of Hanwood. In Hanwood suitable development is limited to development of the site allocated for housing, together with development by infilling, groups of houses and conversions of buildings on suitable sites within the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, Hanwood has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is in proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
HWD005	Land at the Hawthorns, Hanwood	Hanwood	1.90	57	0.76	The sit consists of agricultural land and a wooded area. The site is located to the south of Hanwood.	Character to south and west is predominantly agricultural. Character to north is predominantly residential character to the east is a mix of residential and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The majority of this site is located adjacent to but outside the Hanwood development boundary. In Hanwood suitable development is limited to development of the site allocated for housing, together with development by infilling, groups of houses and conversions of buildings on suitable sites within the development boundary. As such open market residential development on this site is contrary to policy. However, Hanwood has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also in proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The majority of this site is located adjacent to but outside the Hanwood development boundary. In Hanwood suitable development is limited to development of the site allocated for housing, together with development by infilling, groups of houses and conversions of buildings on suitable sites within the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, Hanwood has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also in proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
HKW001	Land off Wood Lane, Hinstock	Hinstock	0.52	16	0.21	The site is currently used for the trading in vehicles, their spare parts and vehicle consumables and comprises a large yard area to the north of the site and a number of sheds to the south. The site has a long (120m approx.) frontage to the A529, Wood Lane, to its west and is flat. The site falls within the development boundary.	To the opposite side of Wood Lane is a variety of housing types. The remaining sides to the site on the eastern side of Wood Lane comprise of fields in agricultural use.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so the principle of development is accepted subject to suitable management of physical, environmental and heritage constraints and consideration of any other material considerations.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so the principle of development is accepted, subject to material considerations.
HKW002	Bank House, Hinstock	Hinstock	0.99	30	0.40	The site is formed of the dwelling known as Bank House, its curtilage (including gardens) and part of an adjacent field. Bank House and the southern part of its curtilage is within the development boundary, the remainder of the site (i.e. the northern part of the curtilage and the part of the site formed from the field) is adjacent to the development boundary. The site fronts onto a lane to the south and slopes upwards gently S-N.	To east and west of the site is residential development. To the north is agricultural land. To the south, on the opposite side of a narrow lane, is the curtilage of Malt House to the west and agricultural land to the east	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Part of the site is within the development boundary, however the majority of the site is adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Part of the site is within the development boundary, however the majority of the site is adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.
HKW003	The Links, east of Hinstock	Hinstock	0.44	13	0.18	A small wedge-shaped site situated to the east of Hinstock some way from the development boundary but adjacent to a small cluster of dwellings at Links Green. The site has a max depth of approx. 50m and is approx. 200m long. The site is currently used for agricultural purposes and is flat.	To its west the site is bound by the curtilage of the dwellings at Links Green and to its south runs a lane to the other side of which is agricultural land. To the north and east of the site is further agricultural land separated from the site by hedgerows.	Not Suitable	The site is some distance from the development boundary and in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Plan policy. It is also a linear site which could be construed as ribbon development. Due to these factors the site is considered unsuitable for open market residential development.	Not Suitable	The site is some distance from the development boundary and in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. It is also a linear site which could be construed as ribbon development. Due to these factors the site is considered unsuitable for other forms of employment development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
HKW004	Land opposite the Cricket Ground, Wood Lane, Hinstock	Hinstock	2.39	72	0.96	The site comprises of a single field in agricultural use to the northern edge, but outside of, the development boundary. The site is gently undulating	The site is bound to the west by Wood Lane to the opposite of which is residential development and the cricket club ground. To the north western corner of the site are four isolated dwellings with the remainder of the northern and eastern sides neighbouring agricultural land. To the south is a company that has a yard and a number of sheds engaged in the sale of motor vehicles, parts and consumables.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
HKW005	Land at the Falcon Inn, Hinstock	Hinstock	1.94	58	0.78	Site is in agricultural use.	To the south, residential, otherwise agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
HKW006	Yew Tree Cottage, Old Chester Road, Hinstock	Hinstock	0.34	10	0.13	The site is formed of a long (circa 100m) narrow (max 35m) piece of land to the NW of Hinstock just off the Chester Rd near the A41. The site has until recently been used as allotments. The site is adjacent to but outside of the development boundary.	To the SE of the site is a service road off the Chester Rd which fronts the site. Opposite this is a narrow area of woodland which separates the service road and site from the main A41. To the south east and north west are existing residential properties and to the rear (NE) agricultural land	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, it is understood that the site is an allotment, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, it is understood that the site is an allotment, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.
HKW007X	Old Falcon Inn car park	Hinstock	0.0	N/A	N/A						
HKW009	Land at School Bank Road, Hinstock	Hinstock	2.55	77	1.02	A large site to the east of and elevated above the A529 that is adjacent to but outside of the development boundary. The land is formed of the western portion of a field which is in agricultural use and part of the land associated with the primary school	To the west of the site, on the other side of the A529, is a range of dwellings and to the north west the primary school. There is residential development to the south of the site on Goldstone Rd to the opposite side of the road is the church. The remainder of the site is neighboured by agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, part of the site is an identified outdoor sports facility, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is elevated, relationship to surrounding development and its setting will require due consideration. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, part of the site is an identified outdoor sports facility, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is elevated, relationship to surrounding development and its setting will require due consideration. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
HKW012	Land east of Marsh Lane, Hinstock	Hinstock	0.63	19	0.25	A small "L" shaped site that fronts onto Marsh Lane and wraps around the northern and eastern sides of St Oswald's View. The site is flat and is in agricultural use. The site is outside and virtually adjacent to the development boundary.	The site is neighboured on two sides by St Oswald's View a small housing development and is fronted to its western side by Marsh Lane on the opposite side of which is agricultural land. The site is neighboured on its remaining sides by agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to land with planning permission for residential development, located outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is elevated, relationship to surrounding development and its setting will require due consideration. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to land with planning permission for residential development, located outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is elevated, relationship to surrounding development and its setting will require due consideration. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
HKW013	Land at Marsh Lane, Hinstock	Hinstock	1.21	36	0.48	The site is flat and is formed of a number of small enclosures for livestock or equine grazing. The site has a frontage to Marsh Lane and wraps around the curtilages of 3,4 and 5 Marsh Lane. The site is some way from the settlement's development boundary	The area comprises of scattered dwellings amidst agricultural land.	Not Suitable	The site is some distance from the development boundary and in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Pan policy. As a result of its location the site is considered unsuitable for open market residential development.	Not Suitable	The site is some distance from the development boundary and in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as a result of its location the site is considered unsuitable for other forms of employment development.
HKW014	Land to south of Dale House, Hinstock	Hinstock	1.03	31	0.41	The site is formed of a single field and a strip of utility land that separates the field from the A41 which, in turn, forms the western boundary of the site. The field, which is bound by established hedgerows, is in agricultural use and is flat.	The site is bound to the west by the A41 to the opposite side of which is a farm house and associated farm buildings. To the north of the site is Dale House and to the east agricultural land. The site is bordered to the south and south east by the curtilages of low density dwellings.	Not Suitable	The site is some distance from the development boundary and in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Pan policy. As a result of its location the site is considered unsuitable for open market residential development.	Not Suitable	The site is some distance from the development boundary and in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as a result of its location the site is considered unsuitable for other forms of employment development.
HKW015	Dale House, Newport Street, Hinstock	Hinstock	0.28	8	0.11	The site is comprised primarily of a disused garage to which were associated a number of sheds and a large area of hard-standing; this use discontinued in 2002 and the site has not been in economic use since. To the south east corner of the site is a small area of agricultural land. The site is therefore mainly of a brownfield nature although it does fall outside of the village's development boundary. The site is fronted by a lane which historically served the garage when in use.	The site is surrounded by two well separated dwellings (Dale House and Brook House), their associated large gardens and agricultural land.	Not Suitable	The site is some distance from the development boundary and in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Pan policy. As a result of its location the site is considered unsuitable for open market residential development.	Currently Suitable - Subject to Further Detailed Assessment	The sites last use was for employment, as such alternative employment uses may be appropriate subject to material considerations and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site's previous use as a garage might indicate the presence of contamination on the site.
HKW016	Adjacent to Folly Foot Cottage, Marsh Lane, Hinstock	Hinstock	2.13	64	0.85	The site consists of a relatively large and irregularly shaped agricultural field to the south of Hinstock. Site boundaries are defined by property curtilages, a road and agricultural field boundaries.	Character to the north is residential. Otherwise surrounding character is predominantly agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to land with planning permission for residential development, located outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Pan policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is elevated, relationship to surrounding development and its setting will require due consideration. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to land with planning permission for residential development, located outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is elevated, relationship to surrounding development and its setting will require due consideration. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
HHH001	Land adjacent to County Primary School, Hodnet	Hodnet	0.73	22	0.29	A small, rectangular site comprised of the portion of a field lying between the primary school and bowling club. The site lies to the east of Shrewsbury St. The site is currently in agricultural use and is flat. The site lies within the conservation area and development boundary of Hodnet.	The south of the site is bordered by the primary school and its playing field whilst the north of the site is bordered by the access lane to the bowling club beyond which is established residential development. To the rear of the site is the remaining part of the field from which the site is derived whilst the front of the site looks over Shrewsbury street towards the Hodnet estate.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so the principle of development is accepted subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance, the site is located within a Conservation Area and its proximity to a Scheduled Monument, a Registered Park or Garden and one or more Listed Buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so the principle of development is accepted subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance, the site is located within a Conservation Area and its proximity to a Scheduled Monument, a Registered Park or Garden and one or more Listed Buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
HKW013	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is some distance from the built form of the settlement.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development as it is some distance from the built form of the settlement.
HKW014	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is some distance from the built form of the settlement.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development as it is some distance from the built form of the settlement.
HKW015	Currently Available	The site has a lapsed Planning Permission for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is some distance from the built form of the settlement.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. The sites last use was for employment, as such alternative employment uses may be appropriate subject to material considerations; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
HKW016	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in the countryside suitable employment development is limited to small scale rural enterprise and diversification schemes. However, part of the site is an identified outdoor sports facility, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site may have long term potential, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
HHH001	Currently Available	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is also suitable in principle for open market residential development as it is within the development boundary, subject to material considerations; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is suitable in principle for employment development as it is within the development boundary, subject to material considerations; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. The sites long term potential is also subject to confirmation of the sites availability; achievability and viability.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
HHH002	Land to the rear of Shrewsbury Street, Hodnet	Hodnet	0.35	10	0.14	The site comprises two (early 19C) semi detached dwellings (9 & 11 Shrewsbury St), their curtilages and part of the curtilages to the rear of the properties on Church St backing onto the curtilage of 9 Shrewsbury St.	The site lies in the middle of this historic and characterful settlement and as such is near to many of the facilities including the pub/hotel, shops, church etc. The southern boundary of 11 Shrewsbury St lies adjacent to the scheduled monument the Motte and Bailey which is incorporated into the registered parkland associated with Hodnet Hall.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so the principle of development is accepted subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is located within a Conservation Area and its proximity to a Scheduled Monument, a Registered Park or Garden and one or more Listed Buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so the principle of development is accepted subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is located within a Conservation Area and its proximity to a Scheduled Monument, a Registered Park or Garden and one or more Listed Buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.
HHH003	Divisional Surveyors Office & Depot, Hearne Lane, Hodnet	Hodnet	0.30	9	0.12	A small square site that is currently used as the Shropshire Council Highways Department Depot. The site is situated to the north of Hodnet on Hearne Lane and falls within the development boundary.	To the southern boundary of the site is Chantry Court a small residential development. There is agricultural land to the north and west of the site and facing the site from the other side of Hearne Lane	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so the principle of development is accepted subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance, the site is located within a Conservation Area and its proximity to a Scheduled Monument, a Registered Park or Garden and one or more Listed Buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary so the principle of development is accepted subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance, the site is located within a Conservation Area and its proximity to a Scheduled Monument, a Registered Park or Garden and one or more Listed Buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.
HHH004X	Land between Drayton Road and Hearne Lane	Hodnet	0.2	N/A	N/A						
HHH005	Land at Drayton Road, Hodnet	Hodnet	1.67	50	0.67	The site is formed by the northern section of a single field in agricultural use. The site slopes gently downward SW-NE and lies outside of but adjacent to the development boundary.	To its short SW boundary the site borders SAMDEV Housing HOD010 which incorporates the southern section of the field. To the west the site is bordered by residential development. The remaining parts of the site is surrounded by agricultural land. The site is bound to the NW by Abbots Way which also serves Berries Farm approx. 90m away.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is adjacent to the conservation area and is within 300m of a number of listed buildings, a scheduled monument and registered parkland, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to policy requirements and/or policy changes. For instance the ability to provide an appropriate access is subject to highway approval. The site is adjacent to the conservation area and is within 300m of a number of listed buildings, a scheduled monument and registered parkland. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
HHH006X	Land to the west of Drayton Road	Hodnet	0.2	N/A	N/A						
HHH010	South of Station Road, south-east of Hodnet	Hodnet	1.00	30	0.40	The site consists of part of an agricultural field located to the south-east of Hodnet.	Character to south and east is predominantly agricultural. Character to the north and west is residential (linear development of large rural dwellings) beyond which it is agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from Hodnet's development boundary by residential dwellings. As such open market residential development on the site is currently contrary to Local Plan policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The relationship between the site and the settlements built form will require due consideration. The site is in proximity of a local wildlife site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from Hodnet's development boundary by residential dwellings. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The relationship between the site and the settlements built form will require due consideration. The site is in proximity of a local wildlife site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
HHH002	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is also suitable in principle for open market residential development as it is within the development boundary, subject to material considerations; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. The sites long term potential is also subject to confirmation of the sites availability.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is suitable in principle for employment development as it is within the development boundary, subject to material considerations; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. The sites long term potential is also subject to confirmation of the sites availability; achievability and viability.
HHH003	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viable	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is also suitable in principle for open market residential development as it is within the development boundary, subject to material considerations; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Accepted - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is also suitable in principle for open market residential development as it is within the development boundary, subject to material considerations; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
HHH004X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
HHH005	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
HHH006X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
HHH010	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
HHH012	North of Station Road, south-east of Hodnet	Hodnet	0.26	8	0.11	The site consists of part of an agricultural field located to the south-east of Hodnet.	Character to north, south and east is predominantly agricultural. Character to the west is residential (linear development of large rural dwellings) beyond which it is agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from Hodnet's development boundary by residential dwellings. As such open market residential development on the site is currently contrary to Local Plan policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The relationship between the site and the settlements built form will require due consideration. The site is also in proximity of a local wildlife site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from Hodnet's development boundary by residential dwellings. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The relationship between the site and the settlements built form will require due consideration. The site is also in proximity of a local wildlife site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
HHH013	Land off Drayton Road, Hodnet	Hodnet	1.14	34	0.46	An irregularly shaped site consisting of an agricultural field located to the east of Hodnet.	Character to east is predominantly agricultural. Character to west is predominantly residential. Character to south and north is a mix of residential and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within proximity of a conservation area, scheduled monument, registered park and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within proximity of a conservation area, scheduled monument, registered park and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WIC011	Farcross, London Road, Irelands Cross	Irelands Cross	0.56	17	0.22	The site is formed of a single large dwelling and its associated curtilage and gardens. Planning permission has been granted on part of the site to the side of the dwelling; consequent to this there is approx 2.2ha remaining available.	The site is fronted to the west by the A51 London Rd and to the south is a single dwelling standing in its large gardens. The remaining surrounding area is agricultural in nature.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Irelands Cross. Within Irelands Cross appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is located between Woore and Irelands Cross on the A51, this will require due consideration. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Irelands Cross. Within Irelands Cross appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential for other forms of development subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is located between Woore and Irelands Cross on the A51, this will require due consideration. The ability to provide an appropriate access is subject to highway approval.
WIC016	Land between the B5026 and A51, Irelands Cross	Irelands Cross	1.10	33	0.44	The site consists of an agricultural field located to the south of the junction of the B5026 and A51.	Character to east and west is predominantly agricultural. Character to north is primarily residential. Character to the south is a mix of agricultural and residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Irelands Cross. Within Irelands Cross appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is located between Irelands Cross and Pipe Gate on the A51, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Irelands Cross. Within Irelands Cross appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is located between Irelands Cross and Pipe Gate on the A51, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
KNN003	Land between Grange Farm and Brook Villa, Kinnerley	Kinnerley	0.92	27	0.37	Reasonably flat site located to the north of Kinnerley outside of the development boundary. The site is for agricultural use and is partially in flood zones 2 and 3 for the Weir Brook (around 5%). Access is from Kinnerley Road which runs between Kinnerley and Knockin	Site is surrounded by agricultural land with some C3 residential to the east, with farm buildings to the N and W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such open market residential development will be contrary to policy. Furthermore, a small area of the site (approximately 5%) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, as Kinnerley has been identified as a proposed Community Hub, the remainder of the site may have long term potential, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within proximity of several listed buildings and a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, a small area of the site (approximately 5%) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, as Kinnerley has been identified as a proposed Community Hub, the remainder of the site may have long term potential for other forms of employment, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within proximity of several listed buildings and a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
KNN004X	Land between Grange Farm and Winston	Kinnerley	0.2	N/A	N/A						



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
KNN005	Land rear of The Woods, Vicarage Lane, Kinnerley	Kinnerley	0.69	21	0.27	Site is located to the west side of Kinnerley, adjacent to the development boundary. The site is located to the rear of several residential dwellings off Vicarage Lane. Boundaries to the north are formed by residential curtilages and to the south, east and west are field boundaries.	Residential lies immediately N of the site, with its E, W and S sides all agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, as Kinnerley has been identified as a proposed Community Hub, the site may have long term potential, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also part within and part in proximity of a Conservation Area. The site is also within proximity of several listed buildings, including a Grade 2* listed building (Church of St Mary). Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Kinnerley has been identified as a proposed Community Hub, the site may have long term potential for other forms of employment, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also part within and part in proximity of a Conservation Area. The site is also within proximity of several listed buildings, including a Grade 2* listed building (Church of St Mary). Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.
KNN006	Land adjacent Brookdale, Kinnerley Road, Kinnerley	Kinnerley	0.29	9	0.11	Site is located to the N of Kinnerley, outside of but adjacent to the development boundary. Site wraps around Mountside and Kinnerley Road. Site appears to be agricultural-use, with the Weir Brook running along its western border, causing around 33% of the site to be in flood zone 2/3.	Site is surrounded by agricultural land, with some residential to N and tennis courts and village hall to the south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such open market residential development will be contrary to policy. Furthermore, approximately 1/3 of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, as Kinnerley has been identified as a proposed Community Hub, the remainder of the site may have long term potential, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within proximity of several listed buildings and a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 1/3 of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, as Kinnerley has been identified as a proposed Community Hub, the remainder of the site may have long term potential for other forms of employment, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within proximity of several listed buildings and a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
KNN007	Land off Heathwaen Lane, Kinnerley	Kinnerley	1.11	33	0.45	Site is located to the NE of Kinnerley, outside of the development boundary. The only access is off Heathwaen Lane - a minor single carriage road running along its northern boundary. Some residential dwellings are nearby, to the N of the site. Much of the surrounding area comprises of agricultural land.	The built form of the village lies to the SW of the site, with the immediate surrounding area comprising of agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside the development boundary of Kinnerley and separated from it by an area of identified open space. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, as Kinnerley has been identified as a proposed Community Hub, the site may have long term potential, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is separated from the built form of the settlement by an area of open space, this will require due consideration. The sites only potential point of access is via a narrow single carriageway (Heathwaen Lane), the ability to provide an appropriate access is subject to highway approval. The site is also within proximity of several listed buildings and a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside the development boundary of Kinnerley and separated from it by an area of identified open space. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Kinnerley has been identified as a proposed Community Hub, the site may have long term potential for other forms of employment, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is separated from the built form of the settlement by an area of open space, this will require due consideration. The sites only potential point of access is via a narrow single carriageway (Heathwaen Lane), the ability to provide an appropriate access is subject to highway approval. The site is also within proximity of several listed buildings and a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
KNN008	Land at Eddowes Cottage, Heathwaen, Kinnerley	Kinnerley	1.21	36	0.49	Site is located to the NE of Kinnerley, outside of the development boundary. The only access is off Heathwaen Lane - a minor single carriage road running along its south boundary. Some residential dwellings are nearby, to the N of the site. Much of the surrounding area comprises of agricultural land.	The built form of the village lies to the SW of the site, with the immediate surrounding area comprising of agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside the development boundary of Kinnerley and separated from it by an area of identified open space. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, as Kinnerley has been identified as a proposed Community Hub, the site may have long term potential, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is separated from the built form of the settlement by an area of open space, this will require due consideration. The sites only potential point of access is via a narrow single carriageway (Heathwaen Lane), the ability to provide an appropriate access is subject to highway approval. The site is also within proximity of several listed buildings and a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside the development boundary of Kinnerley and separated from it by an area of identified open space. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Kinnerley has been identified as a proposed Community Hub, the site may have long term potential for other forms of employment, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is separated from the built form of the settlement by an area of open space, this will require due consideration. The sites only potential point of access is via a narrow single carriageway (Heathwaen Lane), the ability to provide an appropriate access is subject to highway approval. The site is also within proximity of several listed buildings and a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
KNN011	Land at Brookfields, Kinnerley	Kinnerley	1.26	38	0.50	Site is located to the E of Kinnerley, partially within the development boundary. The N of the site also lies within the Conservation Area, and is currently used for agricultural purposes.	The Weirbrook is immediately to the E of the site, with agricultural fields beyond. There are several listed buildings to the NW, including a Grade 2* (Church of St Mary). Immediately to the W is the existing built form of Kinnerley, which is largely residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located part within and part outside of the development boundary for Kinnerley. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore around 15% of the site falls within flood zone 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, as Kinnerley has been identified as a proposed Community Hub, the remainder of the site may have long term potential, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also partly within and the remainder is in proximity of a Conservation Area. The site is also in proximity of several listed buildings, including a Grade 2* listed building (Church of St Mary). Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located part within and part outside of the development boundary for Kinnerley. As such employment development is limited to small scale rural enterprise and diversification schemes. However, around 15% of the site falls within flood zone 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, as Kinnerley has been identified as a proposed Community Hub, the remainder of the site may have long term potential for other forms of employment, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also partly within and the remainder is in proximity of a Conservation Area. The site is also in proximity of several listed buildings, including a Grade 2* listed building (Church of St Mary). Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
KNN013	Land east of Weir Brook, Kinnerley	Kinnerley	0.43	13	0.17	Site is located to the E of Kinnerley, outside of the development boundary. Around 50% of the site is located within flood zone 2/3, and the only access is via Mayfields to the S of the site. The site lies adjacent to the Conservation Area	Site is adjacent to the Weirbrook to its western boundary, with agricultural land to the N, E and S, with residential to the W. Site is also in proximity to a grade 2* listed building (Church of St Mary).	Not Suitable	The site is separated from the development boundary by other land. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, around 50% of the site, that closest to the built form of the settlement, is located within flood zone 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally access would be off Mayfields, which is a rural road with single carriageway, the suitability of this access and the ability to provide safe access and egress is subject to highway approval. Due to the separation of the site from the built form of the settlement; the fact that the element of the site closest to the built form is located within flood zones 2 and/or 3, and concerns about the ability to establish a safe access and egress, the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the development boundary by other land. As such employment development is limited to small scale rural enterprise and diversification schemes. However, around 50% of the site, that closest to the built form of the settlement, is located within flood zone 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally access would be off Mayfields, which is a rural road with single carriageway, the suitability of this access and the ability to provide safe access and egress is subject to highway approval. Due to the separation of the site from the built form of the settlement; the fact that the element of the site closest to the built form is located within flood zones 2 and/or 3, and concerns about the ability to establish a safe access and egress, the site is not considered to have long term potential for employment development.
KNN014	Land at Heathwaen Lane, Kinnerley	Kinnerley	0.39	12	0.16	Site is located to the N of the village, outside of the development boundary. Along it N boundary runs Heathwen Road, which runs between Kinnerley and Heathwaen. Site is currently agricultural use and is alongside other agricultural fields.	Site is surrounded on all sides by agricultural fields, with residential land to the S in the village. Some farm buildings lie N of the site, over the Heathwen Road which is the only current access to the site.	Not Suitable	The site is outside the development boundary of Kinnerley and separated from it by an area of identified open space. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore the site is entirely located within an identified are of natural/semi-natural open space, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Furthermore, the sites only potential point of access is via a narrow single carriageway (Heathwen Lane), the ability to provide an appropriate access is subject to highway approval. The site is in proximity of a Conservation Area, as well as several listed buildings including a grade 2* listed building (Church of St Mary), therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	The site is outside the development boundary of Kinnerley and separated from it by an area of identified open space. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site is entirely located within an identified are of natural/semi-natural open space, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Furthermore, the sites only potential point of access is via a narrow single carriageway (Heathwen Lane), the ability to provide an appropriate access is subject to highway approval. The site is in proximity of a Conservation Area, as well as several listed buildings including a grade 2* listed building (Church of St Mary), therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
KNN015	Land adjacent to Bank Field, Kinnerley	Kinnerley	1.98	59	0.79	Site is located to the E of Kinnerley, outside of the development boundary. Site is fairly flat, and lies adjacent to a small pocket of existing dwellings lying to the S. The only current access is from Mayfields, which is a fairly narrow, single carriageway running from the built area of Kinnerley. The Weirbrook lies west of the site however the site itself does not lie in any flood zones (although part of Mayfields which runs to the site does site in flood zone 2/3).	Site is surrounded on all sides by agricultural land, with a small number of residential dwellings sitting just S of the site. Weirbrook lies to the W.	Not Suitable	The site is separated from the development boundary by other land. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, access would be off Mayfields, which is a rural road with single carriageway, the suitability of this access and the ability to provide safe access and egress is subject to highway approval. Due to this separation and concerns about the ability to establish a safe access and egress, the site is not considered to have long term potential for open market residential development. Additionally, the site is also in proximity of a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	The site is separated from the development boundary by other land. As such employment development is limited to small scale rural enterprise and diversification schemes. However, access would be off Mayfields, which is a rural road with single carriageway, the suitability of this access and the ability to provide safe access and egress is subject to highway approval. Due to this separation and concerns about the ability to establish a safe access and egress, the site is not considered to have long term potential for other forms of employment development. Additionally, the site is also in proximity of a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
KNN016	Kinnerley Glebe, Kinnerley	Kinnerley	0.88	26	0.35	South is located SW of Kinnerley, outside of the development boundary. The site is only accessible off Argoed Road on the site's S side, and the site is wedged between two agricultural fields. The site is long and narrow, stretching from the south of the village to near its centre.	Site is surrounded by agricultural land. Farm buildings lie south of the site, beyond Argoed Road. Argoed Road is currently the only access by road and runs along the entire southern boundary.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, Kinnerley has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of several listed buildings and a conservation area, therefore development is subject to an assessment of impact on the significance of the setting of this heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, Kinnerley has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment, subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of several listed buildings and a conservation area, therefore development is subject to an assessment of impact on the significance of the setting of this heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
KNN017	Land at Mountside, Kinnerley	Kinnerley	5.02	151	2.01	This fairly large site is situated to the NE of Kinnerley, outside of the development boundary. The lies on Mountside Rd, with some residential dwellings located between the site and the road. Access therefor from Mountside to the E and W of the dwellings. The site is otherwise surrounded by agricultural land, with the Weir Brook to the site's SW, whereby a small percentage (around 5%) lies within flood zone 2/3.	Mostly agricultural land, with some residential units immediately N of the site. Weir Brook lies to the S of the site.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, a small portion of the site (south-western corner) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, Kinnerley has been identified as a proposed Community Hub, therefore the remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is large, this will require due consideration. The site is within 300m of several listed buildings and a conservation area, therefore development is subject to an assessment of impact on the significance of the setting of this heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in part located within the gap between Kinnerley and Dovaston, this will require due consideration	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, a small portion of the site (south-western corner) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, Kinnerley has been identified as a proposed Community Hub, therefore the remainder of the site may have long term potential for other forms of employment, subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of several listed buildings and a conservation area, therefore development is subject to an assessment of impact on the significance of the setting of this heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in part located within the gap between Kinnerley and Dovaston, this will require due consideration

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
KNN013	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is considered unsuitable for development as it is located in the countryside and separated from the development boundary/built form of the settlement by other land. Furthermore around 50% of the site, that closest to the built form of the settlement, is located within flood zone 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally access would be off Mayfields, which is a rural road with single carriageway, the suitability of this access and the ability to provide safe access and egress is subject to highway approval. Due to the separation of the site from the built form of the settlement; the fact that the element of the site closest to the built form is located within flood zones 2 and/or 3; and concerns about the ability to establish a safe access and egress, the site is not considered to have long term potential for open market residential development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. As the site is located in the countryside and separated from the development boundary/built form of the settlement by other land, suitable employment development is limited to small scale rural enterprise and diversification schemes. However around 50% of the site, that closest to the built form of the settlement, is located within flood zone 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally access would be off Mayfields, which is a rural road with single carriageway, the suitability of this access and the ability to provide safe access and egress is subject to highway approval. Due to the separation of the site from the built form of the settlement; the fact that the element of the site closest to the built form is located within flood zones 2 and/or 3; and concerns about the ability to establish a safe access and egress, the site is not considered to have long term potential for employment development.
KNN014	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is unsuitable for open market residential development as it is located outside the development boundary of Kinnerley and separated from it by an area of identified open space. Furthermore the site is entirely located within an identified area of natural/semi-natural open space, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. However the site is unsuitable for employment development as it is entirely located within an identified area of natural/semi-natural open space, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.
KNN015	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However, the site is separated from the development boundary by other land. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Additionally access would be off Mayfields, which is a rural road with single carriageway, its suitability and the ability to provide safe access and egress is therefore subject to highway approval. Due to this separation and concerns about the ability to establish a safe access and egress, the site is not considered to have long term potential for open market residential development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. The site is separated from the development boundary by other land, as such employment development is limited to small scale rural enterprise and diversification schemes. However access would be off Mayfields, which is a rural road with single carriageway, its suitability and the ability to provide safe access and egress is therefore subject to highway approval. Due to this separation and concerns about the ability to establish a safe access and egress, the site is not considered to have long term potential for other forms of employment development.
KNN016	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
KNN017	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. Furthermore, a small portion of the site (south-western corner) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, Kinnerley has been identified as a proposed Community Hub, therefore the remainder of the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small portion of the site (south-western corner) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. As Kinnerley has been identified as a proposed Community Hub, therefore the remainder of the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
KNN019	West of Mayfield, Kinnerley	Kinnerley	0.47	14	0.19	Site is located west of the centre of Kinnerley, where around 25% of the site sits within the development boundary. Site is currently Open Space, and its adjacent fields share the same use. The site is fairly flat and a third of it lies behind the existing residential land off the main road.	Site is surrounded by Open Space as well as some residential land N and E	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, partially within the boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, as Kinnerley has been identified as a proposed Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is within proximity of a conservation area and several listed buildings as well as a grade 2* listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of this heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, partially within the boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Kinnerley has been identified as a proposed Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is within proximity of a conservation area and several listed buildings as well as a grade 2* listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of this heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
KCK001	The Old Post Office, Knockin	Knockin	0.21	6	0.08	The site consists of the post office/shop on the sites frontage and land to the rear (hard standing and a grassed area).	Surrounding uses are primarily residential. However there are agricultural fields to the south.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary for Knockin. As such development by infilling and conversions of buildings may be acceptable subject to material considerations. Knockin also represents a proposed Community Hub. Material considerations include suitable consideration and management of any physical, heritage and environmental constraints. For instance the ability of the current access to serve the redevelopment of the site is subject to highway approval. The site is within a conservation area and in proximity of a number of listed buildings and a scheduled monument, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary for Knockin. As such development by infilling and conversions of buildings may be acceptable subject to material considerations. Knockin also represents a proposed Community Hub. Material considerations include suitable consideration and management of any physical, heritage and environmental constraints. For instance the ability of the current access to serve the redevelopment of the site is subject to highway approval. The site is within a conservation area and in proximity of a number of listed buildings and a scheduled monument, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
KCK002	Land east of The Old Rectory, Knockin	Knockin	0.59	18	0.23	The site consists of an agricultural field located to the east of Knockin.	character to north and south is predominantly agricultural. Character to the east and west is a mix of agricultural and large rural dwellings on large plots.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Knockin. As such open market residential development will be contrary to policy. Furthermore, approximately 25% of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential as Knockin has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the area of the site within flood zones 2 and/or 3 is located between the remainder of the site and the built form of the settlement, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is also within a conservation area and within proximity of listed buildings and a scheduled monument, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Knockin. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 25% of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment as Knockin has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the area of the site within flood zones 2 and/or 3 is located between the remainder of the site and the built form of the settlement, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is also within a conservation area and within proximity of listed buildings and a scheduled monument, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.
KCK003	Land off Kinnerley Road, Knockin	Knockin	3.11	93	1.24	The site consists of a large agricultural field located to the south of Knockin.	Character to east and south is predominantly agricultural. Character to the west is a mix of sport/leisure (cricket ground) and agricultural. Character to the north is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Knockin. As such open market residential development will be contrary to policy. However, the site may have long term potential as Knockin has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the site is in proximity of a conservation area, listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Knockin. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment as Knockin has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the site is in proximity of a conservation area, listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.
KCK004	Land adjacent The Old Forge House, Knockin	Knockin	1.04	31	0.42	The site consists of part of an agricultural field located to the east of Knockin.	Character to south and east is predominantly agricultural. Character to the west is a mix of residential and agricultural. Character to the north is a mix of residential, open space and community facilities.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Knockin. As such open market residential development will be contrary to policy. Furthermore, approximately 10% of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential as Knockin has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the area of the site within flood zones 2 and/or 3 divides the remainder of the site into two, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is also within a conservation area and within proximity of listed buildings and a scheduled monument, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Knockin. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 10% of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment as Knockin has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the area of the site within flood zones 2 and/or 3 divides the remainder of the site into two, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is also within a conservation area and within proximity of listed buildings and a scheduled monument, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
KNN019	Currently Available	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been the subject of either a refused or withdrawn Planning Application for an alternative use and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
KCK001	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development is by infilling and conversions of buildings, subject to material considerations; appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. For instance the site is located within a conservation area. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	The site is suitable for development by infilling, groups of houses and conversions of buildings may be acceptable subject to material considerations. Its availability, achievability and viability are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site may have long term potential, subject to confirmation of the sites availability, achievability and viability; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. For instance the site is located within a conservation area. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
KCK002	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, adjacent to the development boundary for Knockin. Consequently open market residential development is contrary to policy. Furthermore, approximately 25% of the site is located within flood zones 2 and/or 3 (western portion of the site), therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the fact that the area of the site outside flood zones 2 and/or 3 is separated from the built form of the settlement by the element of the site within flood zones 2 and/or 3. The site is also located within a conservation area.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. However as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, approximately 25% of the site is located within flood zones 2 and/or 3 (western portion of the site), therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the fact that the area of the site outside flood zones 2 and/or 3 is separated from the built form of the settlement by the element of the site within flood zones 2 and/or 3. The site is also located within a conservation area.
KCK003	Currently Available	The site has been submitted during consultation on the 'Preferred Scale and Distribution of Development' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted during consultation on the 'Preferred Scale and Distribution of Development' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, adjacent to the development boundary for Knockin. Consequently open market residential development is contrary to policy, the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. However as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
KCK004	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, adjacent to the development boundary for Knockin. Consequently open market residential development is contrary to policy. Furthermore, approximately 10% of the site is located within flood zones 2 and/or 3 (western portion of the site), therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential, subject to confirmation of the sites availability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the fact that the area of the site outside flood zones 2 and/or 3 divides the remainder of the site into two. The site is also located within a conservation area.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. However as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, approximately 25% of the site is located within flood zones 2 and/or 3 (western portion of the site), therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the fact that the area of the site outside flood zones 2 and/or 3 divides the remainder of the site into two. The site is also located within a conservation area.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
KCK005	Land east of Church View, Church Lane, Knockin	Knockin	0.78	24	0.31	The site consists of the south west corner of an agricultural field.	Character to north, east and west is predominantly agricultural. Character to the south is a mix of agricultural and residential.	Not Suitable	The site is located adjacent to but outside the development boundary for Knockin. As such open market residential development will be contrary to policy. However the sites western boundary is located within flood zones 2 and/or 3 and the remainder of the site can only be accessed through this area, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Not Suitable	The site is located adjacent to but outside the development boundary for Knockin. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However the sites western boundary is located within flood zones 2 and/or 3 and the remainder of the site can only be accessed through this area, therefore site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
KCK006X	Land at The Crest	Knockin	0.2	N/A	N/A						
KCK008	Land rear of The Assembly Rooms, Knockin	Knockin	0.51	15	0.21	The site consists of land and gardens to the rear of properties on the B4396.	Land to the north and west is predominantly residential. Land to the south and east is predominantly agricultural.	Not Suitable	The site is located adjacent to but outside the development boundary for Knockin. As such open market residential development will be contrary to policy. Furthermore the site has no obvious road frontage or means of accessing the site.	Not Suitable	The site is located adjacent to but outside the development boundary for Knockin. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However the site has no obvious road frontage or means of accessing the site.
KCK009	Land north of Church Lane, Knockin	Knockin	0.91	27	0.36	The site consists of the south eastern corner of an agricultural field.	Land to the north, east and west is predominantly agricultural. Land to the south is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Knockin. As such open market residential development will be contrary to policy. Furthermore, a small area of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential as Knockin has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is also within proximity of a conservation area; listed buildings; and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Knockin. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small area of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment as Knockin has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is also within proximity of a conservation area, listed buildings; and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
LYH001X	Land at Pen-y-Foel Lane	Llanymynech	0.0	N/A	N/A						
LYH002X	Land off Rectory Lane	Llanymynech	0.1	N/A	N/A						
LYH003	Land at Glan-Verniew, Llanymynech	Llanymynech	0.33	10	0.13	The site lies to the east of the settlement and comprises a large house and its curtilage.	Land to the east and south is in agricultural use. A playing field and former coal yard lie to the north and there are houses to the west.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of a Scheduled Monument and a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of a Scheduled Monument and a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
KCK005	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as its western boundary is located within flood zones 2 and/or 3 and the remainder of the site can only be accessed through this area, therefore the site would only be considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Rejected	Availability, achievability and viability of the site are unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. However the site is not considered suitable for development as its western boundary is located within flood zones 2 and/or 3 and the remainder of the site can only be accessed through this area, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
KCK006X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
KCK008	Availability Unknown	This site was identified within a previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within a previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as the site has no obvious road frontage or means of accessing the site.	Rejected	The sites availability, achievability and viability is unknown. However the site is not considered suitable for development as the site has no obvious road frontage or means of accessing the site.
KCK009	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, adjacent to the development boundary for Knockin. Consequently open market residential development is contrary to policy. Furthermore, a small portion of the site is located within flood zones 2 and/or 3 (western portion of the site), therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential, subject to confirmation of the sites availability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. However as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, a small portion of the site is located within flood zones 2 and/or 3 (western portion of the site), therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
LYH001X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
LYH002X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
LYH003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
LYH004	Land at Bron Fyrnwy, Llanymynech	Llanymynech	0.53	16	0.21	Site comprises a rectangular field in agricultural use to the north of Station Road as it leaves Llanymynech to the east.	Most of the surrounding land is in agricultural use but there are a couple of dwellings to the south.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Pan policy. Additionally approximately 80% of this site is located within Flood Zone 2, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Not Suitable	The site is separated from the development boundary by other land and is thus considered to be in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However approximately 80% of this site is located within Flood Zone 2, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
LYH005X	Lion Hotel	Llanymynech	0.1	N/A	N/A						
LYH006	Land at Bourton Grange	Llanymynech	4.29	129	1.72	The site comprises two fields in agricultural use to the north of Station Road, east of the disused railway line and south of Bourton Grange.	The Heritage Way residential development lies to the south whilst land to the east is in agricultural use. The Bourton Grange complex forms the northern boundary and the disused railway line the western boundary.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Pan policy. Furthermore, the site does not have a road frontage apart from the rural lane to the north of the site. The suitability of this lane to serve the development of this is unclear and would be subject to highway approval. Furthermore this rural lane does not provide direct access into Llanymynech, rather it loops round to another rural lane, which itself then lead to the B4398, some distance east of Llanymynech. As such the site is not considered suitable for residential development.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site does not have a road frontage apart from the rural lane to the north of the site. The suitability of this lane to serve the development of this is unclear and would be subject to highway approval. Furthermore this rural lane does not provide direct access into Llanymynech, rather it loops round to another rural lane, which itself then lead to the B4398, some distance east of Llanymynech. As such the site is not considered suitable for employment development.
LYH007	East of Barley Meadows, Llanymynech	Llanymynech	1.85	55	0.74	This is a large rectangular field in agricultural use lying between the canal and the coal yard.	The site is bounded by the Shropshire Union Canal - Montgomeryshire Branch to the west, the line of a disused railway to the north, a former coal yard now subject to natural regeneration to the east and land in agricultural	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to access the site is reliant on access being provided through the adjacent development site. The suitability of any such access is subject to highway approval. The site is within proximity of a conservation area, scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to access the site is reliant on access being provided through the adjacent development site. The suitability of any such access is subject to highway approval. The site is within proximity of a conservation area, scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.
LGN002	Land off Shrewsbury Road, Longden	Longden	2.38	71	0.95	The site is an agricultural field located to the north of Longden, immediately north of existing residential curtilages. Longden Road lies adjacent to the eastern boundary with hedgerows to the north. The southern boundary is defined by residential curtilages. The western boundary is not defined, crossing a field.	Longden lies immediately S of the site (and partly to the W) with agricultural land to the E and N.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site lies adjacent to but outside the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies adjacent to but outside the built form of the settlement of Longden, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
LGN003	Land west of Well Mead Lane, Longden	Longden	1.88	56	0.75	Site is located to the W of Longden, adjacent to residential curtilage on its E boundary. Site appears to be fairly flat and triangular in shape, and is currently under agricultural use. Only access to the site is via a single track road to its N boundary. Its southern boundary is an agricultural field boundary.	Agricultural fields surround the site to the N, W and S, with residential to the E.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site lies adjacent to but outside the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is only accessible via a narrow single track with poor visibility. The suitability of this access is subject to highway approval. The site is within 300m of grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies adjacent to but outside the built form of the settlement of Longden, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is only accessible via a narrow single track with poor visibility. The suitability of this access is subject to highway approval. The site is within 300m of grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
LYH004	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside and separated from the built form of the settlement where open market residential development is currently contrary to policy and approximately 80% of its area, including all potential points of access are located in Flood Zone 2.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is separated from the built form of the settlement where suitable employment development is limited to small scale rural enterprise and diversification schemes and approximately 80% of its area, including all potential points of access are located in Flood Zone 2.
LYH005X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
LYH006	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy and the site is not suitable as it does not have a road frontage apart from the rural lane to the north of the site, which only provides an indirect link into Llanymynech.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, as the site is located in the countryside, employment development is limited to small scale rural enterprise and diversification schemes and the site is not suitable as it does not have a road frontage apart from the rural lane to the north of the site, which only provides an indirect link into Llanymynech.
LYH007	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in the countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes, the site may have long term potential for other forms of employment, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
LGN002	Currently Available	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been the subject of either a refused or withdrawn Planning Application for an alternative use and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. The site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
LGN003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site's access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the sites difficult access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
LGN005	Land south of Summerhouse Lane, Longden	Longden	3.05	92	1.22	Site is located to the S of Longden, running adjacent to Summerhouse Lane and S of many large agricultural buildings. Site is slightly sloping and in agricultural use. The sites boundaries are defined by Summerhouse Lane to the north; a residential curtilage to the west; agricultural field boundaries to south; and agricultural field boundaries/property curtilages to the east.	Agricultural land to south, east and west (along with large rural dwellings on rural plots to east and west). Agricultural barn complex and dwellings to the north.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site lies adjacent to but outside the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of this access is subject to highway approval. The site is within 300m of Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies adjacent to but outside the built form of the settlement of Longden, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of this access is subject to highway approval. The site is within 300m of Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
LGN006	Land east of Hall Farm, Longden	Longden	15.18	456	6.07	The site consisting of a series of agricultural fields located to the E of Longden. The sites only potential access is off School Lane to the north of the site. The site is very large given the existing size of the existing built form of Longden, and access is far from the village itself. Site boundaries are defined by a combination of agricultural field boundaries, School Lane, a wooded belt and are undefined to the south.	character to north, east and south is agricultural. Character to the west is a mix of agricultural fields and farm buildings.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site lies adjacent to but outside the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the potential point of access to the site is separated from the built form of the settlement and off a narrow road, this will require due consideration and its suitability is subject to highway approval. The site is very large (particularly in comparison the built form of the settlement), with a relatively poor relationship to the existing built form of the settlement and projects into the countryside, this will require due consideration. The site is within 300m of Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies adjacent to but outside the built form of the settlement of Longden, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the potential point of access to the site is separated from the built form of the settlement and off a narrow road, this will require due consideration and its suitability is subject to highway approval. The site is very large (particularly in comparison the built form of the settlement), with a relatively poor relationship to the existing built form of the settlement and projects into the countryside, this will require due consideration. The site is within 300m of Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
LGN007	Land north east of Summerhouse Lane, east of Longden	Longden	4.36	131	1.75	Site is located to the east of Longden, separated from the built form of the village. The site is currently for agricultural purposes and is fairly large in the context of Longden. Only access off a narrow road (Summerhouse Lane) which runs along the site's SW border. Site boundaries are primarily agricultural field boundaries.	Surrounding uses are agricultural.	Not Suitable	The site is located in the countryside to the east of Longden, separated from the settlements built form by other land. As such open market residential development is contrary to policy. Due to the sites location it is not considered to have long term potential for open market residential development. Furthermore the potential point of access is narrow, on a bend in the road and access to the site itself is far from the village centre.	Not Suitable	The site is located in the countryside to the east of Longden, separated from the settlements built form by other land. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites location it is not considered to have long term potential for other forms of employment development. Furthermore the potential point of access is narrow, on a bend in the road and access to the site itself is far from the village centre.
LGN008	Land East of Longden	Longden	6.65	199	2.66	Site is located to the SE of Longden, far from the built form of the village. Site is currently for agricultural purposes and is fairly large in the context of Longden. Only access off a narrow road (School Lane) which runs along the site's S border. Site is bounded by hedgerows in all directions.	Surrounding character is agricultural.	Not Suitable	The site is located in the countryside to the east of Longden, separated from the settlements built form by other land. As such open market residential development is contrary to policy. Furthermore, approximately 80% of the site is located within flood zones 2 and/or 3, this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Due to the sites location it is not considered that it has long term potential for open market residential development. The suitability of the access is subject to highway approval.	Not Suitable	The site is located in the countryside to the east of Longden, separated from the settlements built form by other land. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, approximately 80% of the site is located within flood zones 2 and/or 3, this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Due to the sites location it is not considered that it has long term potential for other forms of employment development. The suitability of the access is subject to highway approval.
LGN009	Land adjacent to Village Hall, Longden	Longden	6.82	204	2.73	Site is located immediately E of the built form of Longden, and stretches eastwards away from the village. The site is mostly agricultural land, with Open Space land to the north-west. Access to the site is only off School Lane to the N, which is narrow and single carriage. The site is fairly flat throughout. The sites northern boundary is defined by School Lane in the majority, but in the north-western corner runs through an sports facility. The southern and eastern boundary is defined by a wooded belt/agricultural field boundary. Its western boundary is an agricultural field boundary (south) and property curtilage (north).	Longden's built form (mostly residential) lies immediately to the W, with the village hall just outside the site's boundary. All other directions (S, N and E) comprise of agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site lies adjacent to but outside the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. Furthermore, the site contains an identified outdoor sports facility and children's playground, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. As Longden has been identified as a proposed Community Hub, the remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the access road is narrow, the suitability of this access is subject to highway approval. The site is within 300m of several grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies adjacent to but outside the built form of the settlement of Longden, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site constrains an identified outdoor sports facility and children's playground, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. However, as Longden has been identified as a proposed Community Hub, the remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the access road is narrow, the suitability of this access is subject to highway approval. The site is within 300m of several grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
LGN005	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site's access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the sites difficult access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
LGN006	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site's access, size and relationship to the built form of the settlement. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the sites difficult access, size and relationship to the built form of the settlement. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
LGN007	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is detached from the built form of the settlement.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for development as it is detached from the built form of the settlement.
LGN008	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is in an isolated location. Furthermore, approximately 80% of the site is located within flood zones 2 and/or 3, this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore due to the sites location, suitable employment development is limited to small scale rural enterprise and diversification schemes. It is not considered that it has long term potential for other forms of employment development. Furthermore, approximately 80% of the site is located within flood zones 2 and/or 3, this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
LGN009	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore the site contains an identified outdoor sports facility and children's playground, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The site is also subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the sites access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However the site contains an identified outdoor sports facility and children's playground, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The site is also subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the sites access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
LGN011	North of Plealey Lane, Longden	Longden	0.61	18	0.24	The site consists of the southern element of a large agricultural field. The site is located to the north-west of Longden. The sites northern, eastern and western boundaries are defined by agricultural field boundaries. The sites southern boundary is defined by Plealey Lane.	Surrounding character is predominantly agricultural. However there is residential development beyond the small agricultural field to the east of the site.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site lies in proximity of but outside the built form of the settlement of Longden which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies in proximity of but outside the built form of the settlement of Longden, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
LGN012	Land Surrounding Longden Hall, Longden	Longden	3.58	107	1.43	The site consists of part of a large agricultural barn complex (which forms part of Hall Farm) and an agricultural field located to the east of Longden. The sites northern boundary is defined by property curtilages. The sites eastern boundary is defined by an agricultural field boundary. The sites western boundary is defined by property curtilages and Longden Road. The sites southern boundary in part runs through the barn complex and in part is an agricultural field boundary.	Character to the north and east is predominantly residential. Character to the south and west is predominantly agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy, other than by way of conversion of existing buildings on the site - where compliant with local and national policy. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of this access is subject to highway approval. The site contains and is within proximity of listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies adjacent to but outside the built form of the settlement of Longden, as such suitable employment development is limited to small scale rural enterprise and diversification schemes and appropriate conversions of the existing buildings which comply with local and national policy. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of this access is subject to highway approval. The site contains and is within proximity of listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.
LGN013	Land East of Shrewsbury Road, Longden	Longden	8.08	242	3.23	The site consists of two large agricultural fields located to the north-east of Longden. Site boundaries are defined by property curtilages to the west, agricultural field boundaries to north and east and School Lane to the south.	Surrounding character is predominantly agricultural, however there is ribbon residential development to the west, further residential development to the south-west and open space to the south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site lies adjacent to but outside the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the potential point of access to the site is separated from the built form of the settlement and off a narrow road, this will require due consideration and its suitability is subject to highway approval. The site is very large (particularly in comparison the built form of the settlement), with a relatively poor relationship to the existing built form of the settlement and projects into the countryside, this will require due consideration. The site is within 300m of Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies adjacent to but outside the built form of the settlement of Longden, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the potential point of access to the site is separated from the built form of the settlement and off a narrow road, this will require due consideration and its suitability is subject to highway approval. The site is very large (particularly in comparison the built form of the settlement), with a relatively poor relationship to the existing built form of the settlement and projects into the countryside, this will require due consideration. The site is within 300m of Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
LGN014	Land off Little Barnyard, Plealey Lane, Longden	Longden	0.45	13	0.18	The site consists of part of an agricultural field located to the west and north of dwellings fronting onto Plealey Lane. The sites northern and western boundaries are defined by agricultural field boundaries. The sites southern boundary is defined by Plealey Lane and residential curtilages. The sites eastern boundary is undefined, crossing an agricultural field.	Character to the north, east and west is predominantly agricultural. Character to the south is residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site lies in proximity of but outside the built form of the settlement of Longden which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies in proximity of but outside the built form of the settlement of Longden, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
LGN015	Land adjacent Longden Primary School, Longden	Longden	1.99	60	0.80	The site is irregularly shaped, consisting of parts of two agricultural fields. The site is located to the west of Longden. The site is bounded by areas of open space boundaries/agricultural field boundaries to the east; its southern boundary runs through two agricultural field boundaries; the sites western boundary is defined in part by an agricultural field boundary and in part runs through agricultural fields; its northern boundary is defined by Plealey Lane/agricultural field boundaries/property curtilage.	Character to north and west is predominantly agricultural. Character to the east is a mix of agricultural, residential and open space. Character to the south is agricultural, beyond which it is residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site lies adjacent to but outside the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of the access is subject to highway approval. The site is very large (particularly in comparison the built form of the settlement), its relationship to the existing built form of the settlement will require due consideration. The site is within 300m of Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies adjacent to but outside the built form of the settlement of Longden, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of the access is subject to highway approval. The site is very large (particularly in comparison the built form of the settlement), its relationship to the existing built form of the settlement will require due consideration. The site is within 300m of Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
LGN016	Land adjacent Longden Primary School, Longden	Longden	3.46	104	1.38	The site is irregularly shaped, consisting of parts of two agricultural fields. The site is located to the west of Longden. The site is bounded by areas of open space boundaries/agricultural field boundaries to the east; its southern boundary runs through two agricultural field boundaries; the sites western boundary is defined in part by an agricultural field boundary and in part runs through agricultural fields; its northern boundary is defined by Plealey Lane/agricultural field boundaries/property curtilage.	Character to north and west is predominantly agricultural. Character to the east is a mix of agricultural, residential and open space. Character to the south is agricultural, beyond which it is residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site lies adjacent to but outside the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of the access is subject to highway approval. The site is very large (particularly in comparison the built form of the settlement), its relationship to the existing built form of the settlement will require due consideration. The site is within 300m of Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies adjacent to but outside the built form of the settlement of Longden, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Longden has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of the access is subject to highway approval. The site is very large (particularly in comparison the built form of the settlement), its relationship to the existing built form of the settlement will require due consideration. The site is within 300m of Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
LGN017	Land south of Holland House, Longden Road, Longden	Longden	0.36	11	0.14	The site is linear running south along Longden Road. It constitutes part of a wider agricultural field. The sites western boundary is defined by Longden Road. The sites southern boundary is defined by a residential curtilage. The sites northern boundary is defined by an agricultural field boundary. The sites eastern boundary is undefined, running through an agricultural field.	surrounding character is predominantly agricultural, however there are some rural dwellings to the west of the site and to the north is a tennis court (which appear to now be redundant).	Not Suitable	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site outside and separated from the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. Furthermore, due to the sites location it is not considered to have long term potential for open market residential development.	Not Suitable	This site outside and separated from the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites location it is not considered to have long term potential for other forms of employment development.
LGN018	Land north of Summerhouse Lane, east of Longden	Longden	0.23	7	0.09	A linear site, consisting of a small part of a larger agricultural field located to the east of Longden. The sites boundaries are undefined to north, east and west (albeit it is understood land to the west has recently received Planning Permission). The southern boundary is defined by Summerhouse Lane.	surrounding character is predominantly agricultural, apart from a row of residential dwellings to the south.	Not Suitable	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site outside and separated from the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. Furthermore, due to the sites location it is not considered to have long term potential for open market residential development.	Not Suitable	This site outside and separated from the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites location it is not considered to have long term potential for other forms of employment development.
LGN019	Land south of Longden	Longden	0.28	8	0.11	The site consists of part of an agricultural field. Site boundaries are undefined as the site is surrounded by the wider agricultural field.	Surrounding character is predominantly agricultural.	Not Suitable	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site outside and separated from the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. Furthermore, due to the sites location it is not considered to have long term potential for open market residential development. The site also appears to be landlocked, with no obvious road frontage.	Not Suitable	This site outside and separated from the built form of the settlement of Longden and is of a scale which would mean it does not comply with these policy requirements, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites location it is not considered to have long term potential for other forms of employment development. The site also appears to be landlocked, with no obvious road frontage.
LGN020	Land east of Golden Arrow Court, School Lane, Longden	Longden	0.58	17	0.23	A linear site consisting of the southern part of a larger agricultural field. The site is located to the north-east of Longden. The sites southern boundary is defined by School Lane. The sites eastern boundary is defined by an agricultural field boundary. The sites western boundary is defined by property curtilages. The sites northern boundary is undefined, running across an agricultural field.	Character to north and east is predominantly agricultural. Character to the south is predominantly open space. Character to the west is primarily residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Longden forms part of a Community Cluster within which development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages. Individual schemes should be of up to 10-15 dwellings, with a preference for low cost 2-3 bed properties. A guideline of 25-30 dwellings in Longden was also provided. This site lies adjacent to but outside the built form of the settlement of Longden which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However, Longden has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of the access is subject to highway approval. The site is also in proximity of one or more listed buildings. Therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies adjacent to but outside the built form of the settlement of Longden, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, Longden has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment development subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of the access is subject to highway approval. The site is also in proximity of one or more listed buildings. Therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
MIN001X	Land at Park Meadow	Minsterley	0.1	N/A	N/A						



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
MIN003	Land west of Park Meadow, Minsterley	Minsterley	2.09	63	0.83	Agricultural rural character. Relatively flat pasture field on western fringe of village. Surrounded by agricultural land except where it adjoins Park Meadow to the Eastern boundary. Boundaries on this side are domestic in nature. At other boundaries the site is bounded by traditional hedgerow/tree boundaries with Leigh Road B4499 & its wide verge running to the front of the site. There is a good tree screen to the front of the site and a number of significant individual large trees within the site. The site has a fringe of village aspect and is well related to the existing village edge.	The site is surrounded by agricultural land except where it adjoins modern estate development (Park Meadow) to the Eastern boundary. Boundaries on this eastern side are domestic in nature and the estate forms a hard edge dividing the built up edge of the village from countryside. The site is accessed from the Leigh Road B4499 a wide verge running to the South (front) of the site. There are a couple of individual residential properties to the South across the road.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Minsterley has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to confirmation that there are no land ownership issues and confirmation of its suitability by highways, as it the capacity of the wider road network. The site is within 300m of a several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Minsterley has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to confirmation that there are no land ownership issues and confirmation of its suitability by highways, as it the capacity of the wider road network. The site is within 300m of a several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.
MIN004	Land at The Coach Depot and The White House, Minsterley	Minsterley	0.56	17	0.22	The site is on the main road at the north eastern end of the village as approached from Pontesbury. It is within the development boundary & partly encompasses an area of protected employment land. It is relatively flat site which has been cleared but is understood from the planning history to have been previously a bus depot. There are remaining materials on site and revegetation has occurred with some sizeable tree visible.	The site is adjoined to its western side by the sizeable Muller food processing premises, with agricultural land to the rear (North) and Meadowbrook residential premises (Pontesbury Project for individuals with special needs) to the East. Across the road to the south is estate housing development.	Currently Suitable - Subject to Further Detailed Assessment	Site is within the development boundary for Minsterley but a small section of the site is classified as protected employment land and the site adjoins a large area in existing employment use. As such open market residential development on the small element of the site that is protected employment is contrary to policy, but residential development on the remainder of the site is suitable in principle, subject to material considerations, including the suitable management of any physical, heritage and environmental constraint present. For instance the site is subject to contamination issues which require addressing. The site adjoins an existing large food processing operation (Muller) the potential impacts of which were recognised at appeal with a requirement for an acoustic fence to protect the amenities of the occupants of proposed dwellings, this relationship and the need to mitigate any impact remain key considerations. The site is also within proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.	Currently Suitable - Subject to Further Detailed Assessment	Site is within the development boundary for Minsterley but a small section of the site is classified as protected employment land and the site adjoins a large area in existing employment use. As such employment uses on the site are suitable in principle, subject to material considerations, including the suitable management of any physical, heritage and environmental constraint present. For instance the site is subject to contamination issues which require addressing. The site adjoins an existing large food processing operation (Muller) the potential impacts of which were recognised at appeal, this relationship and the need to mitigate any impact remain key considerations. Relationship to adjacent dwellings will also require due consideration. The site is also within proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.
MIN006	Playing Field to the rear of Callow Lane, Minsterley	Minsterley	1.60	48	0.64	This is a site in use as a recreational facility partly adjoining the existing development boundary on the south eastern edge of Minsterley. Incorporates a playing field including basketball court & BMX course. The site has a fringe of village aspect but is reasonably well related to the existing village edge.	Fringe of village site, predominately adjoined by agricultural land except where it adjoins the residential development on Callow Crescent to the Western boundary	Not Suitable	The site adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. The site consists of an outdoor sports facility and young persons area. Development on the site is therefore not appropriate unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Additionally the ability to provide an appropriate access to the site is subject to highway approval. The site is within 500m of a SSSI (in fact directly adjoins a SSSI). Development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within proximity of a TPO, therefore development is subject to an assessment of impact on this protected tree in order to demonstrate how it can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Suitable	The site adjoins but is located outside the development boundary within the open countryside. As such employment development limited to small scale rural enterprise and diversification schemes. However, the site consists of an outdoor sports facility and young persons area. Development on the site is therefore not appropriate unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Additionally the ability to provide an appropriate access to the site is subject to highway approval. The site is within 500m of a SSSI (in fact directly adjoins a SSSI). Development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within proximity of a TPO, therefore development is subject to an assessment of impact on this protected tree in order to demonstrate how it can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
MIN007	Land to rear of The Grove, Minsterley	Minsterley	4.80	144	1.92	Comprises undulating countryside to Northern side of the village adjoining Horsebridge Road. There are directly adjoining residential properties on The Grove to the southern boundary but the aspect is mainly rural. This is a site in agricultural use partly adjoining the existing development boundary spur on the northern western edge of Minsterley. The site has a fringe of village aspect and although partly adjoining the development boundary, is not well related to existing village development form.	Site predominately adjoined by 'agricultural' land except where it adjoins properties on edge of the village to the southern boundary and an isolated detached property to the North. As land rises to the north east, development on this site further away from the village edge could be quite prominent and intrusive in the rural setting.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site partly adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Minsterley has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance there is an existing access but the surrounding road network is narrow and constrained, therefore the suitability of the access to and into the site is subject to highway approval. There may issues with the capacity of the local road network and bridge pinch point particularly in accommodating larger vehicles, which will require due consideration. The site is within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site partly adjoins but is located outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However as Minsterley has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance there is an existing access but the surrounding road network is narrow and constrained, therefore the suitability of the access to and into the site is subject to highway approval. There may issues with the capacity of the local road network and bridge pinch point particularly in accommodating larger vehicles, which will require due consideration. The site is within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
MIN008	No 9 Little Minsterley and land to the rear, Minsterley	Minsterley	2.12	63	0.85	Comprises undulating pasture which is elevated above A488 with a general rise to the North & East. Located at the rural north eastern edge of village just off the A488 at the entrance of the village from the Shrewsbury direction. It adjoins the development boundary to its western side, to the rear of residential properties at Little Minsterley. Site forms elevated land to the rear of the fire station & line of residential properties forming Little Minsterley (which are set down) with access shown to A488 through existing property number 6.	Mixed character - adjoining residential properties with open agricultural character to the east	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. A portion of the site (no 9 and its curtilage) is located within the development boundary, the remainder of the site is located adjacent to but outside the development boundary within the open countryside, as such open market residential development is contrary to policy. However Minsterley has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance as the site is elevated in relation to the existing built form, any development would be visually prominent at the entrance to the town, this will require due consideration. To gain access to the site, the existing property on the site would need to be demolished, the suitability of such an access is subject to highway approval. The site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. Trees and hedgerows on the site are also a consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. A portion of the site (no 9 and its curtilage) is located within the development boundary, the remainder of the site is located adjacent to but outside the development boundary within the open countryside, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Minsterley has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance as the site is elevated in relation to the existing built form, any development would be visually prominent at the entrance to the town, this will require due consideration. To gain access to the site, the existing property on the site would need to be demolished, the suitability of such an access is subject to highway approval. The site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. Trees and hedgerows on the site are also a consideration.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
MIN003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered to be achievable and viable. Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
MIN004	Currently Available	The site has had the benefit of Planning Permission for a relevant use (residential as part of a mixed use), is subject to a current outstanding renewal application. The site has also been promoted as part of 2017 call for sites. On this basis it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	Part of the site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for residential development is subject to appropriate management of the physical and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	The sites availability, achievability and viability are unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is suitable in principle for employment development, due to its location within a settlement boundary (and the fact part of the site is protected employment land). Suitability of the site for employment development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. For instance relationship to the surrounding built form. The sites long term potential is therefore subject to the above and confirmation of its availability, achievability and viability. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
MIN006	Not Currently Available - Unlikely to become so	The site has been submitted through a previous 'call for sites' for a relevant use. It is considered that as the site is in active use as a recreational site and well maintained for this purpose that it is not currently available	Not Currently Available - Unlikely to become so	The site has been submitted through a previous 'call for sites' for a relevant use. It is considered that as the site is in active use as a recreational site and well maintained for this purpose that it is not currently available	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessments). However the site is unlikely to become available for development. Furthermore as the site is located outside the development boundary, suitable employment development is limited to small scale rural enterprise and diversification schemes. However as the site represents a formal outdoor sports site, development on the site is not appropriate unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.	Rejected	Achievability and viability of the site are unknown, where necessary this will be informed by any further necessary viability assessment work. However the site is unlikely to become available for development. As the site is located outside the development boundary, suitable employment development is limited to small scale rural enterprise and diversification schemes. However as the site represents a formal outdoor sports site, development on the site is not appropriate unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.
MIN007	Availability Unknown	The site has been submitted through a previous 'SHLAA'. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site has been submitted through a previous 'SHLAA'. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered to be achievable and viable. Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
MIN008	Availability Unknown	The site has been submitted through a previous 'SHLAA'. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site has been submitted through a previous 'SHLAA'. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered to be achievable and viable. Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
MIN009	Land to rear of Meadowbrook, Minsterley	Minsterley	3.00	90	1.20	Large site mainly comprising undulating agricultural land falling to the Minsterley Brook valley to the N. Located at the rural north eastern edge of village adjoining the A488 at the entrance of the village from the Shrewsbury direction. Adjoins the development boundary where it follows the creamery boundary & former Coach Works.	To the west there are industrial uses, and some residential to the South, including Little Minsterley across the road. However the site otherwise has a very much rural setting with agricultural land to the NE & SE. There is a wooded backdrop to the brook with some screening to the west and the creamery boundary.	Not Suitable	Minsterley is an identified key centre along with Pontesbury. The site partly adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. Furthermore the majority of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site is either only accessible through this area of flood risk and is therefore subject to the same considerations or is separated from the built form of the settlement by other land.	Not Suitable	Minsterley is an identified key centre along with Pontesbury. The site partly adjoins but is located outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However the majority of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site is either only accessible through this area of flood risk and is therefore subject to the same considerations or is separated from the built form of the settlement by other land. Therefore subject to the above, the site is not considered to have long term potential for other forms of employment development.
MIN010	Land adj. to The Grove, Minsterley	Minsterley	1.38	41	0.55	Land is agricultural, grassland/pasture with a large corrugated sheeting building	Mainly rural agricultural aspect but adjoined by 'leg' of residential properties of The Grove. These are relatively isolated from the main part of the village.	Not Suitable	Minsterley is an identified key centre along with Pontesbury. The site partly adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. Furthermore the site is entirely located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Not Suitable	Minsterley is an identified key centre along with Pontesbury. The site partly adjoins but is located outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However the site is entirely located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
MIN012	Land south of the A488, Minsterley	Minsterley	2.70	81	1.08	The site has an overwhelmingly rural character and is at the gateway to the village. There is no adjoining residential development and the site is not well located relative to the existing development boundary. Comprises elevated land to the rear of the telephone exchange to the rural north eastern edge of village off the A488 at the entrance of the village from the Shrewsbury direction. It adjoins the development boundary to its south western tip only, where it wraps around the telephone exchange site.	Adjoined by the telephone exchange, other than that mainly agricultural with the A488 forming the western boundary	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site partly adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However Minsterley has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance as the site is elevated in relation to the existing built form, any development would be visually prominent at the entrance to the town, this will require due consideration. The site is not well connected to the main body of the village. The ability to provide an appropriate access is subject to highway approval. The site is also within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site partly adjoins but is located outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However Minsterley has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance as the site is elevated in relation to the existing built form, any development would be visually prominent at the entrance to the town, this will require due consideration. The site is not well connected to the main body of the village. The ability to provide an appropriate access is subject to highway approval. The site is also within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.
MIN013	Land north east of Hogarth Close, Minsterley	Minsterley	4.45	134	1.78	Comprises agricultural pasture land to the rural eastern edge of village off Callow Lane. Site forms rising land which wraps around an isolated small exception housing development & adjoins the established edge of the village to the West. The site has an agricultural character and is at the rural fringe of the village. There is some adjoining residential development but it is set at a lower level & there is screening to the site periphery	Site adjoins the established edge of the village to the West. These properties are set down relative to the site. To the other boundaries the site adjoins open agricultural land are there are open views to elevated ground beyond to the East. The SSSI which lies to the SW is separated by Callow Lane which forms the site's southern boundary,	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However Minsterley has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is elevated above the surrounding built form, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The SSSI which lies to the SW of this site is separated by Callow Lane which forms the site's southern boundary, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. There are significant large trees/hedgerows to the site boundaries, which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site adjoins but is located outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However Minsterley has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is elevated above the surrounding built form, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The SSSI which lies to the SW of this site is separated by Callow Lane which forms the site's southern boundary, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. There are significant large trees/hedgerows to the site boundaries, which will require due consideration.
MIN014	Land south of Callow Lane, Minsterley	Minsterley	2.72	82	1.09	The site is a traditional meadow grassland which is a designated SSSI	Edge of village housing and agricultural countryside	Not Suitable	Minsterley is an identified key centre along with Pontesbury. The site adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. Additionally the site is entirely within a SSSI and consequently development is likely to have an adverse effect on this asset and as such is contrary to national policy.	Not Suitable	Minsterley is an identified key centre along with Pontesbury. The site adjoins but is located outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However the site is entirely within a SSSI and consequently development is likely to have an adverse effect on this asset and as such is contrary to national policy.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
MIN009	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viable	The site was represented during the SAMDev Site Allocations process. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessments). The sites availability is unknown, where necessary this will be confirmed with the landowners and/or developers. The site is unsuitable for open market residential development as it is located outside the development boundary in the open countryside and much of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site is either only accessible through this area of flood risk and is therefore subject to the same considerations or is separated from the built form of the settlement by other land.	Rejected	The site is considered available, viable and achievable (subject to any further necessary viability assessment). As the site is located within the open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, much of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere and the remainder of the site is either only accessible through this area of flood risk and is therefore subject to the same considerations or is separated from the built form of the settlement by other land.
MIN010	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessments). The sites availability is unknown, where necessary this will be confirmed with the landowners and/or developers. The site is unsuitable for open market residential development as it is located outside the development boundary in the open countryside and entirely located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Rejected	Achievability and viability of the site are unknown, where necessary this will be informed by any further necessary viability assessment work. However the site is unlikely to become available for development. As the site is located within the open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site is entirely located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
MIN012	Availability Unknown	The site has been submitted through a previous 'SHLAA'. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site has been submitted through a previous 'SHLAA'. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered to be achievable and viable. Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
MIN013	Availability Unknown	The site has been submitted through a previous 'SHLAA'. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site has been submitted through a previous 'SHLAA'. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered to be achievable and viable. Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
MIN014	Availability Unknown	The site has been submitted through a previous 'SHLAA'. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site has been submitted through a previous 'SHLAA'. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessments). The sites availability is unknown, where necessary this will be confirmed with the landowners and/or developers. The site is unsuitable for open market residential development as it is located outside the development boundary and is entirely within a SSSI and consequently development is likely to have an adverse effect on this asset and as such is contrary to national policy.	Rejected	Availability, achievability and viability of the site are unknown, where necessary this will be informed by discussions with landowners and/or agents and any further necessary viability assessment work. However the site is unsuitable for employment development as it is entirely within a SSSI and consequently development is likely to have an adverse effect on this asset and as such is contrary to national policy.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
MIN015	Land west of Horsebridge Road, Minsterley	Minsterley	7.23	217	2.89	Comprises agricultural land to North western rural fringe of village, adjoining the development boundary only at its SE portion where it wraps around the two last detached properties on Horsebridge Road. Site forms part of a much larger open field. Bounded by hedgerow/tree boundaries to the Southern & Western boundaries. A footpath runs along the eastern side of the field from access point in a NW direction. There are also overhead lines running across the site and some mature trees in at periphery and in middle of site that may be of value. This is part of the countryside approach to Minsterley from a northerly direction incorporating undulating agricultural land. Hedgerow removal has reduced the landscape quality of the field. As land rises to the north development further away from the village edge could be quite intrusive in the rural setting	Site predominately adjoined by 'agricultural' land except where it adjoins properties on edge of the village to the southern eastern proximity.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However Minsterley has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the southern part of site is reasonably well connected to the village, but the northern element has more limited access. There is an overhead powerline and public footpath on the site which will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is also within 100m of a listed building, therefore development therefore is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site adjoins but is located outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However Minsterley has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the southern part of site is reasonably well connected to the village, but the northern element has more limited access. There is an overhead powerline and public footpath on the site which will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is also within 100m of a listed building, therefore development therefore is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
MIN016	North of Bath Arms, Minsterley	Minsterley	0.71	21	0.28	Area of rough grazing centrally located in Minsterley village. It is sited to the north of the residential development Bath Mews with no access point other than off this development. The site is bounded to the West by Minsterley Brook	The area has a mixed character with residential development to the South, Minsterley Brook to the West, agricultural land to the north and the industrial premises of the food processing operation Rea Valley Foods to the East.	Not Suitable	Minsterley is an identified key centre along with Pontesbury. The site is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. Furthermore all of this site is located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site is also in proximity of a SSSI and one or more listed buildings.	Not Suitable	Minsterley is an identified key centre along with Pontesbury. The site is located outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However all of this site is located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site is also in proximity of a SSSI and one or more listed buildings.
MIN017	Land south of The Grove, Minsterley	Minsterley	2.76	83	1.10	A large site consisting of agricultural land to the north of Minsterley.	Character to east is predominantly agricultural. Character to north and west is predominantly residential, beyond which it is agricultural. Character to the south is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. Furthermore approximately 1/3 of the site (eastern portion) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of any proposed access is subject to highway approval. Previously surface water flooding was identified as a risk on this site, this will require due consideration. The site is also in proximity of a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site is located outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However approximately 1/3 of the site (eastern portion) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of any proposed access is subject to highway approval. Previously surface water flooding was identified as a risk on this site, this will require due consideration. The site is also in proximity of a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
MIN018	Land west of A488, Minsterley	Minsterley	1.05	31	0.42	An L shaped site consisting of an agricultural field located to the east of Minsterley.	Character to the north and east is predominantly agricultural. Character to the south is residential beyond which it is agricultural. Character to the west is agricultural beyond which it is employment. Adjoins a recent residential development to the West	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. Furthermore a small portion of the site (north-western corner) is located within flood zone 2, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of any proposed access is subject to highway approval. The site is in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site is located outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However a small portion of the site (north-western corner) is located within flood zone 2, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of any proposed access is subject to highway approval. The site is in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs.
MIN019	Land south of Hall Farm, Minsterley	Minsterley	16.71	501	6.69	A very large and linear site located to the south of Minsterley. The site is an agricultural field.	Character to north is predominantly residential. Character to south and east is primarily agricultural although there is ribbon residential development along Plox Green Road immediately to south and east. Character to the west is primarily agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site partly adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. Furthermore land along the sites eastern boundary is located within flood zone 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of any proposed access is subject to highway approval. The site is very large, linear and projects into the countryside, this will require due consideration. The sites topography undulates, this will require due consideration. The site is in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Minsterley is an identified key centre along with Pontesbury. The site partly adjoins but is located outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However land along the sites eastern boundary is located within flood zone 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the suitability of any proposed access is subject to highway approval. The site is very large, linear and projects into the countryside, this will require due consideration. The sites topography undulates, this will require due consideration. The site is in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
NES001	Land North of Broomhill, Nesscliffe	Nesscliffe	3.92	118	1.57	Greenfield site near Nesscliffe at foot of Nesscliffe Hill Country Park. Site is currently in agricultural use for arable/fodder crops. Site has agricultural land to W, E, and S and forested area of Nesscliffe Hill Country park to N; also to SE is Broomhill farm complex. Site boundaries are clearly defined to N by trees and hedgerows with Nesscliffe Hill; to S by hedgerow and old A5; to W by hedgerows and trees; however boundary to E is not clearly defined and is arbitrary line dividing field. Site has road frontage to old A5 and current vehicle access from form adjacent field via old A5. Pedestrian and cycle access via same route to established network - pavement provision.	Mixed rural/countryside in appearance with some buildings present but dominated by woodland of Nesscliffe Country Park	Not Suitable	Nesscliffe is currently a Community Hub, with a housing guideline of 30 additional dwellings, delivered through allocated sites, infilling, groups of housing and conversions on suitable sites within the village. The Parish Plan/Housing Need survey indicate that developments should be up to a maximum of 10 dwellings and predominantly of 2/3 bedroom houses. The housing guideline has been significantly exceeded within Nesscliffe; this site is not located within the village; and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. Whilst Nesscliffe has been identified as a proposed Community Hub, due to this sites location, separated from the built form of the settlement by other land, it is not considered to have long term potential for open market residential development.	Not Suitable	This site lies outside and separated from the built form of the settlement of Nesscliffe, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. Whilst Nesscliffe has been identified as a proposed Community Hub, due to the sites location separated from the built form of the settlement it is not considered to have long term potential for other forms of employment development.
NES002	Land east of Nesscliffe Hotel, Nesscliffe	Nesscliffe	1.82	54	0.73	Greenfield site near Nesscliffe at foot of Nesscliffe Hill Country Park. Site is currently in agricultural use for arable/fodder crops. Site has agricultural land to E and forested area of Nesscliffe Hill Country park to N; to S and E are individual residential properties. Site boundaries are clearly defined to N by trees and hedgerows with Nesscliffe Hill; to S by hedgerow and old A5 and Nesscliffe Hotel; to W and E by hedgerows and trees. Site has road frontage and current vehicle access to old A5. Pedestrian and cycle access via same route to established network - pavement provision.	Mixed rural/countryside in appearance with some buildings present but dominated by woodland of Nesscliffe Country Park	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Nesscliffe is currently a Community Hub, with a housing guideline of 30 additional dwellings, delivered through allocated sites, infilling, groups of housing and conversions on suitable sites within the village. The Parish Plan/Housing Need survey indicate that developments should be up to a maximum of 10 dwellings and predominantly of 2/3 bedroom houses. The housing guideline has been significantly exceeded within Nesscliffe; this site is located adjacent to but outside the built form of the village and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Nesscliffe has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site also adjoins a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies adjacent to but outside the built form of the settlement of Nesscliffe, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Nesscliffe has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site also adjoins a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
NES003	Land east of Nesscliffe	Nesscliffe	4.32	130	1.73	Greenfield site on N edge of Nesscliffe to E of residential estate development of The Crescent and individual properties on Hopton Lane, also to E of primary school and W (adjoining) Nesscliffe LWS and Country Park. Site has clearly boundaries on all sides defined by trees and hedgerows and by Hopton Lane to W and Nesscliffe Country Park to E. Site has road frontage and current vehicle access to Hopton Lane. Pedestrian and cycle access via same route (pavement provision) to established links. S portion of site had outline app (14/03819/OUT) for 8 bungalows withdrawn in Jan 2015.	Rural settlement in appearance but dominated by woodland of Nesscliffe Country Park	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Nesscliffe is currently a Community Hub, with a housing guideline of 30 additional dwellings, delivered through allocated sites, infilling, groups of housing and conversions on suitable sites within the village. The Parish Plan/Housing Need survey indicate that developments should be up to a maximum of 10 dwellings and predominantly of 2/3 bedroom houses. The housing guideline has been significantly exceeded within Nesscliffe; this site is located adjacent to but outside the built form of the village and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Nesscliffe has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site also adjoins a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies adjacent to but outside the built form of the settlement of Nesscliffe, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Nesscliffe has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site also adjoins a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
NES005	Land south of Well Lane, north of Nesscliffe	Nesscliffe	3.19	96	1.28	Greenfield site outside and away from N edge of hub settlement of Nesscliffe. Site currently in agricultural use for arable/fodder crops. Site is N part of larger NES005 with promoted site NES16 to S. Site boundaries are clearly defined on N,W, and E sides by hedgerows and trees, N boundary also to Well Lane. However S boundary to NES016 is not defined. Site has road frontage and current vehicle access to Well Lane and also road frontage to old A5. Pedestrian and cycle access via same route to established network - no pavement provision on Well Lane or old A5 at this point.	Open countryside in agricultural use.	Not Suitable	Nesscliffe is currently a Community Hub, with a housing guideline of 30 additional dwellings, delivered through allocated sites, infilling, groups of housing and conversions on suitable sites within the village. The Parish Plan/Housing Need survey indicate that developments should be up to a maximum of 10 dwellings and predominantly of 2/3 bedroom houses. The housing guideline has been significantly exceeded within Nesscliffe; this site is not located within the village; and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. Whilst Nesscliffe has been identified as a proposed Community Hub, due to this sites location, separated from the built form of the settlement by other land, it is not considered to have long term potential for open market residential development.	Not Suitable	This site lies outside and separated from the built form of the settlement of Nesscliffe, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. Whilst Nesscliffe has been identified as a proposed Community Hub, due to the sites location separated from the built form of the settlement it is not considered to have long term potential for other forms of employment development.
NES007	Land at Nesscliffe St Andrews CE School, Nesscliffe	Nesscliffe	1.35	40	0.54	Greenfield site to N of primary school. Currently in use as formal outdoor recreation and children's play area. Site has primary school and playing fields to S and further agricultural land to N, E and W. Site boundaries are clearly defined by hedgerows and mature established trees on all sides. Site has road frontage and informal vehicle access to Hopton Lane, alternative formal vehicle access via The Crescent. Pedestrian and cycle access via same routes to established network - pavement provision on both The Crescent and Hopton Lane (from primary school).	largely open countryside overlooked by wooded presence of Nesscliffe Hill.	Not Suitable	Nesscliffe is currently a Community Hub, with a housing guideline of 30 additional dwellings, delivered through allocated sites, infilling, groups of housing and conversions on suitable sites within the village. The Parish Plan/Housing Need survey indicate that developments should be up to a maximum of 10 dwellings and predominantly of 2/3 bedroom houses. The housing guideline has been significantly exceeded within Nesscliffe; this site is located adjacent to but outside the built form of the village and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. Furthermore the site is an identified outdoor sports facility and children's play area, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.	Not Suitable	This site lies adjacent to but outside the built form of the settlement of Nesscliffe, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However the site is an identified outdoor sports facility and children's play area, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
NES001	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is detached from the built form of the settlement.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore due to the sites location, suitable employment development is limited to small scale rural enterprise and diversification schemes. It is not considered that it has long term potential for other forms of employment development.
NES002	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
NES003	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
NES005	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is detached from the built form of the settlement.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore due to the sites location, suitable employment development is limited to small scale rural enterprise and diversification schemes. It is not considered that it has long term potential for other forms of employment development.
NES007	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is an identified outdoor sports facility and children's play area, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is an identified outdoor sports facility and children's play area, therefore the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
NES009X	Land at The White House	Nesscliffe	0.2	N/A	N/A						
NES011	Land between Nesscliffe and Wilcott	Nesscliffe	9.63	289	3.85	The site consists of two large and irregularly shaped agricultural fields located between Nesscliffe and Wilcott, but separated from the built form of Nesscliffe by the A5.	Surrounding character to north and south is predominantly agricultural land. Character to the west is predominantly residential. Character to the east is wooded (running parallel to the A5) beyond this it is agricultural.	Not Suitable	Nesscliffe is currently a Community Hub, with a housing guideline of 30 additional dwellings, delivered through allocated sites, infilling, groups of housing and conversions on suitable sites within the village. The Parish Plan/Housing Need survey indicate that developments should be up to a maximum of 10 dwellings and predominantly of 2/3 bedroom houses. The housing guideline has been significantly exceeded within Nesscliffe; this site is not located within the village; and the site is not located within the village and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. Whilst Nesscliffe has been identified as a proposed Community Hub, Wilcott has not. Due to this sites location, separated from the built form of the settlement by other land and the A5, it is not considered to have long term potential for open market residential development.	Not Suitable	This site lies outside and separated from the built form of the settlement of Nesscliffe, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. Whilst Nesscliffe has been identified as a proposed Community Hub, due to this sites location, separated from the built form of the settlement by other land and the A5, it is not considered to have long term potential for other forms of employment development.
NES012	Land at Broomhill, south of Nesscliffe	Nesscliffe	2.30	69	0.92	The site consists of part of an agricultural field located to the south of Nesscliffe. Site boundaries are defined by agricultural field boundaries to north, north-east and west. The southern boundary is defined by a road. Its south-eastern boundary is undefined, running across an agricultural.	Surrounding character is a mix of agricultural and woodland.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Nesscliffe is currently a Community Hub, with a housing guideline of 30 additional dwellings, delivered through allocated sites, infilling, groups of housing and conversions on suitable sites within the village. The Parish Plan/Housing Need survey indicate that developments should be up to a maximum of 10 dwellings and predominantly of 2/3 bedroom houses. The housing guideline has been significantly exceeded within Nesscliffe; this site is located outside the built form of the village, adjacent to a site which has gained planning permission for residential development and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Nesscliffe has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the relationship between the site and the wider settlement, which is linear and would be further elongated through development of this site, this will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies outside the built form of the settlement of Nesscliffe adjacent to a site with planning permission for residential development, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Nesscliffe has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the relationship between the site and the wider settlement, which is linear and would be further elongated through development of this site, this will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
NES013	Land north of Nesscliffe	Nesscliffe	1.84	55	0.74	the site consists of part of an agricultural field located to the north of Nesscliffe. The sites northern and southern boundaries are defined by roads. The sites western boundary is defined by agricultural/open space field boundaries. The sites eastern boundary is undefined, running through an agricultural field.	surrounding character is predominantly agricultural, although there is an areas of open space to the south-west of the site.	Not Suitable	Nesscliffe is currently a Community Hub, with a housing guideline of 30 additional dwellings, delivered through allocated sites, infilling, groups of housing and conversions on suitable sites within the village. The Parish Plan/Housing Need survey indicate that developments should be up to a maximum of 10 dwellings and predominantly of 2/3 bedroom houses. The housing guideline has been significantly exceeded within Nesscliffe; this site is not located within the village; and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. Whilst Nesscliffe has been identified as a proposed Community Hub, due to this sites location, separated from the built form of the settlement by other land, it is not considered to have long term potential for open market residential development.	Not Suitable	This site lies outside and separated from the built form of the settlement of Nesscliffe, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. Whilst Nesscliffe has been identified as a proposed Community Hub, due to the sites location separated from the built form of the settlement it is not considered to have long term potential for other forms of employment development.
NES014	Land west of Nesscliffe	Nesscliffe	1.99	60	0.80	The site consists of two agricultural fields located to the west of Nesscliffe. Site boundaries to north and south are agricultural field boundaries. The western boundary is defined by the wooded belt along the 15. The eastern boundary is defined by property curtilages.	Character to north and south is predominantly agricultural. Character to the east is residential. Character to the west is a mix of woodland (either side of the A5) and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Nesscliffe is currently a Community Hub, with a housing guideline of 30 additional dwellings, delivered through allocated sites, infilling, groups of housing and conversions on suitable sites within the village. The Parish Plan/Housing Need survey indicate that developments should be up to a maximum of 10 dwellings and predominantly of 2/3 bedroom houses. The housing guideline has been significantly exceeded within Nesscliffe; this site is located outside the built form of the village, adjacent to a site which has gained planning permission for residential development and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. Furthermore, the central area of the site (north-south) is located within flood zones 2 and/or 3, this effectively divides the site into two, therefore this element of the site and the western portion of the site which can only be accessed through this area of flood risk would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However Nesscliffe has been identified as a proposed Community Hub, as such the remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is unclear and dependent on development of the adjacent site. However there is a current Planning Application pending consideration which demonstrates how this could be achieved for the southern element of the site. The suitability of this access for both the southern element of the site and the wider site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains and is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies adjacent to but outside the built form of the settlement of Nesscliffe, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the central area of the site (north-south) is located within flood zones 2 and/or 3, this effectively divides the site into two, therefore this element of the site and the western portion of the site which can only be accessed through this area of flood risk would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Nesscliffe has been identified as a proposed Community Hub, as such the remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is unclear and dependent on development of the adjacent site. However there is a current Planning Application pending consideration which demonstrates how this could be achieved for the southern element of the site. The suitability of this access for both the southern element of the site and the wider site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains and is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
NES009X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
NES011	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is detached from the built form of the settlement.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore due to the sites location, suitable employment development is limited to small scale rural enterprise and diversification schemes. It is not considered that it has long term potential for other forms of employment development.
NES012	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
NES013	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is detached from the built form of the settlement.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore due to the sites location, suitable employment development is limited to small scale rural enterprise and diversification schemes. It is not considered that it has long term potential for other forms of employment development.
NES014	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the central area of the site (north-south) is located within flood zones 2 and/or 3, this effectively divides the site into two, therefore this element of the site and the western portion of the site which can only be accessed through this area of flood risk would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However the central area of the site (north-south) is located within flood zones 2 and/or 3, this effectively divides the site into two, therefore this element of the site and the western portion of the site which can only be accessed through this area of flood risk would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
NES015	Land at Nesscliffe Cottages, Nesscliffe	Nesscliffe	1.24	37	0.49	The sites consists of a wooded area and the northern element of an agricultural field. The site lies to the south of Nesscliffe. The sites northern boundary is defined by a road, its western boundary is defined by a property curtilage/edge of the wooded area, its eastern boundary is defined by a hedgerow field boundary. Its southern boundary is defined by the extent of the wooded area for 2/3 of the site but is undefined for the remaining 1/3 of the site, running through an agricultural field.	Character to north, south and east is predominantly agricultural, although some of the land to the south has the benefit of Planning Permission for residential development. Character to the west is primarily residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Nesscliffe is currently a Community Hub, with a housing guideline of 30 additional dwellings, delivered through allocated sites, infilling, groups of housing and conversions on suitable sites within the village. The Parish Plan/Housing Need survey indicate that developments should be up to a maximum of 10 dwellings and predominantly of 2/3 bedroom houses. The housing guideline has been significantly exceeded within Nesscliffe; this site is located outside the built form of the village, adjacent to the development boundary and a site which has gained planning permission for residential development and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Nesscliffe has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the relationship between the site and the wider settlement, which is linear and would be further elongated through development of this site, this will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is contains and is within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. Much of the site is also densely wooded, this will require due consideration. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies outside the built form of the settlement of Nesscliffe adjacent to the development boundary and a site with planning permission for residential development, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Nesscliffe has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the relationship between the site and the wider settlement, which is linear and would be further elongated through development of this site, this will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is contains and is within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. Much of the site is also densely wooded, this will require due consideration. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
NES016	Land north of Nesscliffe	Nesscliffe	2.66	80	1.07	The sites consists of parts of two large agricultural fields split by the main road through Nesscliffe. The site is located to the north of Nesscliffe. The sites northern and southern boundaries are undefined running through agricultural fields, however the southern boundary does represent the extent of a current Planning Application. The sites eastern boundary is defined by the road (for the western portion of the site) and an area of open space (for the eastern portion of the site). The sites western boundary is defined by the road (for the eastern portion of the site) but is undefined for the eastern portion of the site, running through an agricultural field.	Surrounding character is predominantly agricultural, apart from an area of open space to the east of the site. However land to the south does have Planning Permission for residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Nesscliffe is currently a Community Hub, with a housing guideline of 30 additional dwellings, delivered through allocated sites, infilling, groups of housing and conversions on suitable sites within the village. The Parish Plan/Housing Need survey indicate that developments should be up to a maximum of 10 dwellings and predominantly of 2/3 bedroom houses. The housing guideline has been significantly exceeded within Nesscliffe; this site is located outside the built form of the village, adjacent to a site which has gained planning permission for residential development and is of a scale which would mean it does not comply with these policy requirements, as such open market residential development would be contrary to policy. However Nesscliffe has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the relationship between the site and the wider settlement, which is linear and would be further elongated through development of this site, this will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site lies outside the built form of the settlement of Nesscliffe adjacent to a site with planning permission for residential development, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Nesscliffe has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the relationship between the site and the wider settlement, which is linear and would be further elongated through development of this site, this will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval. The site is within 300m of grade 2 Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
PYC002	Penylan, Penygarrreg Lane, Pant	Pant	0.27	8	0.11	Brownfield site within development boundary at N end of Pant. Site comprised large detached bungalow and double garage along with large associated gardens to rear. Site has had permission for 4 dwellings and garage granted in 2011 although lapsed ? Site has residential use in form of individual large dwellings to N, E and W and small area woodland to S. Site boundaries are clearly defined by fences to E and S; by trees/hedgerows to W and road to N. Site has road frontage and current vehicle access to Penygarrreg Lane. No pedestrian provision - no pavements; cycle links via Penygarrreg lane to established network	Residential	Currently Suitable - Subject to Further Detailed Assessment	Brownfield site within development boundary so suitable in principle, subject to material considerations. Material considerations include any physical, environmental or heritage constraints present. For instance the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Currently Suitable - Subject to Further Detailed Assessment	Brownfield site within development boundary so suitable in principle, subject to material considerations. Material considerations include any physical, environmental or heritage constraints present. For instance the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The sites small size and residential setting may limit the types of employment that are appropriate.
PYC003	Land south of Bretton, Rectory Lane, Pant	Pant	1.10	33	0.44	Greenfield site outside but adjoining development boundary on S edge of Pant village. Site of former clay pit since regenerated into established woodland. Site has residential use to N and E; agricultural land to S, and W. Site also has line of Montgomery Canal along S border and sewage works to S of canal. Site boundaries are defined by adjoining properties, other land uses and canal, however not always clearly visible on the ground. Site has road frontage and current vehicle access to Rectory Lane. Pedestrian links via same route - pavement provision; cycle links via same route to established network	Edge of village residential and open countryside to S and W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining development boundary therefore in open countryside. As such open market residential development is contrary to policy. However, Pant has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site slopes down towards the canal, this topography will require due consideration. The site is densely wooded, this will also require due consideration. The site is within 250m of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 300m of Conservation Area and grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining development boundary therefore in open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, Pant has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site slopes down towards the canal, this topography will require due consideration. The site is densely wooded, this will also require due consideration. The site is within 250m of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 300m of Conservation Area and grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PYC004X	Land at Westra, Rectory Lane	Pant	0.2	N/A	N/A						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
NES015	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
NES016	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
PYC002	Currently Available	The site has been the subject of a lapsed Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site had the benefit of Planning Permission for a relevant use, but it is not clear from this application that the site is available for development and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability are unknown, where necessary this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Suitability of the site for employment development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. The sites long term potential is therefore subject to these factors and confirmation of availability, achievability and viability. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
PYC003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically site topography and the fact the site is densely wooded. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not currently suitable for development as it is located in open countryside; consequently employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically site topography and the fact the site is densely wooded. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
PYC004X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PYC005	Land at Hillside Cottage, Pant	Pant	0.58	17	0.23	Mixed site outside but adjoining development boundary on W edge of Pant. Site comprises 2 separate portions: N element slightly smaller and currently in use as rough grazing; S element larger and currently contains dwelling, garage, outbuildings, garden land and former agricultural land. S element also part of Pant LWS, both elements adjoin Llanymynech SSSI on N and W boundaries. Both elements have residential use to E and further agricultural land to S and N respectively; to W is area of wooded land part of SSSI. Site boundaries are clearly defined by trees and hedgerows and fencing with adjoining property. Site has road frontage and current vehicle access to Hillside Lane. No pedestrian provision - no pavement, cycle links via Hillside Lane to established network.	Mixed edge of settlement character, some farmland, woodland and residential.	Not Suitable	The site is outside but adjoining development boundary therefore in open countryside. As such open market residential development is contrary to policy. Furthermore the site is part of the Pant Local Wildlife Site, consequently development is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. The remainder of the site can only be accessed through the element of the site within the Local Wildlife Site. The site also contains part of SSSI, consequently development on this element of the site and an appropriate buffer is likely to have an adverse effect on one or more SSSI's, and as such is contrary to national policy. This site is therefore unsuitable for development.	Not Suitable	The site is outside but adjoining development boundary therefore in open countryside. As such open suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site is part of the Pant Local Wildlife Site, consequently development is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. The site also contains part of SSSI, consequently development on this element of the site and an appropriate buffer is likely to have an adverse effect on one or more SSSI's, and as such is contrary to national policy. This site is therefore unsuitable for development.
PYC006	Land east of The Garth, Pant	Pant	7.66	230	3.07	Large greenfield site outside but adjoining development boundary to N of settlement. Site comprises land between A483 and Cambrian Heritage Railway and is in agricultural use for arable/fodder crops. Site has agricultural use to N and E and residential to W and S. Boundaries defined by railway on E and A483 to W; to remainder W boundaries comprise trees and hedgerows; to S not physically defined. Site has road frontage and current vehicle access to A483. Cycle and pedestrian access via same link (pavement provision) to established network.	Character to east and north is predominantly agricultural. Character to the south is predominantly residential. Character to the west is a mix of residential and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining development boundary therefore in open countryside. As such open market residential development is contrary to policy. Furthermore a small portion of the site contains part of the Penygarrag Lane Halt Local Wildlife Site, therefore development on this element of the site and within an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. However, Pant has been identified as a proposed Community Hub, therefore the remainder of site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is linear and projects into the countryside, this will require due consideration. The presence of heritage railway on the sites eastern boundary may impact on site design and layout. The site is within proximity of a SSSI, therefore development is subject to an assessment of the impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within proximity of several Local Wildlife Sites, therefore development is subject to an assessment of the impact on the notified special interest features of the SSSI. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining development boundary therefore in open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However a small portion of the site is contains part of the Penygarrag Lane Halt Local Wildlife Site, therefore development on this element of the site and within an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. Pant has been identified as a proposed Community Hub, therefore the remainder of site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is linear and projects into the countryside, this will require due consideration. The presence of heritage railway on the sites eastern boundary may impact on site design and layout. The site is within proximity of a SSSI, therefore development is subject to an assessment of the impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within proximity of several Local Wildlife Sites, therefore development is subject to an assessment of the impact on the notified special interest features of the SSSI. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PYC007	North-west of Brendales, Tregarthen Lane, Pant	Pant	0.81	24	0.32	Greenfield site outside but adjoining development boundary on W edge of settlement. Site is currently in agricultural use as paddock/rough grazing. Site has residential use in form of individual properties to SE and E and further agricultural land to N, W, and S. Site boundaries are clearly defined on all sides by trees and hedgerows, E boundary also with Tregarthen Lane. Site has road frontage and current vehicle access (from northernmost extreme) from Tregarthen Lane. No pedestrian provision (no pavement), cycle links via Tregarthen Lane to established network.	Countryside character - small enclosed fields and scattered individual properties.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. As such open market residential development is contrary to policy. However, Pant has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site has a sloping topography, which will require due consideration. The site is within proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also within 250m of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within proximity of a scheduled monument and one or more grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. As such employment development is limited to small scale rural enterprise and diversification schemes. However, Pant has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site has a sloping topography, which will require due consideration. The site is within proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also within 250m of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within proximity of a scheduled monument and one or more grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PYC008	Land at Primrose Lane, Pant	Pant	0.25	7	0.10	Greenfield site outside but adjoining development boundary on W edge of village. Site is currently in agricultural use as paddock and rough grazing. Site has residential development to E and S; W and N is agricultural land and woodland. Boundaries are clearly defined by trees and hedgerows on all sides. Site has road frontage and current vehicle access to Primrose Lane (v narrow single track at this point). No pedestrian provision (no pavement) and cycle links via Primrose Lane to established network. Site is part of Pant LWS.	Mixed, countryside/woodland/enclosed farmland with some residential development.	Not Suitable	Site is outside settlement boundary so is not currently suitable in policy terms. As such open market residential development is contrary to policy. Furthermore the site is fully within the Pant Local Wildlife Site, consequently development is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. This site is therefore unsuitable for development.	Not Suitable	The site is located outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site is fully within the Pant Local Wildlife Site, consequently development is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. This site is therefore unsuitable for development.
PYC010	Land adj. Penygarrag Lane, north-east of Pant	Pant	0.86	26	0.34	Greenfield site outside and away from development boundary on E edge of settlement to W of heritage railway. Site currently in agricultural use for rough grazing/paddock. Site has residential use to N; rail line and agricultural land to W; agricultural land and single property to S; agricultural land and line of Montgomery canal to E. Site boundaries are clearly defined by trees and hedgerows on all sides. Site has road frontage and current vehicle access to Penygarrag Lane. No pedestrian provision (no pavements); cycle links via Penygarrag lane to established network.	Primarily countryside, however there are rural dwellings in proximity.	Not Suitable	Greenfield site outside and away from development boundary (separated by a large dwellings and its curtilage) therefore in open countryside. As such open market residential development is contrary to policy. Due to the sites location it is not considered to have long term potential for open market residential development.	Not Suitable	Greenfield site outside and away from development boundary (separated by a large dwellings and its curtilage) therefore in open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location it is not considered to have long term potential for other forms of employment development

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
PYC005	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as the site is part of the Pant Local Wildlife Site, consequently development is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. The remainder of the site can only be accessed through the element of the site within the Local Wildlife Site. The site also contains part of SSSI, consequently development on this element of the site and an appropriate buffer is likely to have an adverse effect on one or more SSSI's, and as such is contrary to national policy.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for development as the site is part of the Pant Local Wildlife Site, consequently development is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. The remainder of the site can only be accessed through the element of the site within the Local Wildlife Site. The site also contains part of SSSI, consequently development on this element of the site and an appropriate buffer is likely to have an adverse effect on one or more SSSI's, and as such is contrary to national policy.
PYC006	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore a small portion of the site contains part of the Penygarrag Lane Halt Local Wildlife Site, therefore development on this element of the site and within an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. The remainder of the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small portion of the site contains part of the Penygarrag Lane Halt Local Wildlife Site, therefore development on this element of the site and within an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. The remainder of the site may have long term potential, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
PYC007	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically potential impact on environmental assets and provision of satisfactory highway access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically potential impact on environmental assets and provision of satisfactory highway access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
PYC008	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is fully within the Pant Local Wildlife Site.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development as it is fully within the Pant Local Wildlife Site.
PYC010	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is some distance from the built form of the settlement.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. However the site is not considered suitable for development as it is some distance from the built form of the settlement.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PYC011	Land adjacent to Plas Cerrig Sewage disposal works, Pant	Pant	2.99	90	1.19	Greenfield site outside but adjoining development boundary on SE edge of settlement. Site forms wedge between restored canal on W and line of heritage railway on E. Site currently in agricultural use for grazing/pasture. Site has agricultural use to W, S, and E; woodland and residential use to N; also to E and inset to site is Plas Cerrig sewage works. Boundaries are clearly defined by trees and hedgerows on all sides and by additional fencing to sewage works. Site has no road frontage but access road to lane to Pant with current vehicle access. No pedestrian provision (no pavements); cycle links via same route to established network.	Character to east and west is predominantly agricultural, with the exception of the sewage treatment works adjacent to the eastern boundary. Character to the south is a mix of woodland and agricultural. Character to the north is a mix of woodland and residential.	Not Suitable	The site is outside settlement boundary so is not currently suitable in policy terms. As such open market residential development is contrary to policy. Furthermore the sites only road frontage is onto a private lane which serves the adjacent sewage treatment works, it is unclear as to whether use of this road would be achievable. Due to this uncertainty the site is unsuitable for development. Additionally the suitability of an access at this point would also be subject to highway approval. The site is linear and projects into the countryside, this would require due consideration. The site adjoins an operational sewage farm, compatibility of residential uses with this site would require significant consideration. The site adjoins a restored canal on its western boundary, this may have heritage/ecological implications. The site is also within proximity of a conservation area, a scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	The site is outside settlement boundary so is not currently suitable in policy terms. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the sites only road frontage is onto a private lane which serves the adjacent sewage treatment works, it is unclear as to whether use of this road would be achievable. Due to this uncertainty the site is unsuitable for development. Additionally the suitability of an access at this point would also be subject to highway approval. The site is linear and projects into the countryside, this would require due consideration. The site adjoins an operational sewage farm, this may impact on the types of employment that are appropriate. The site adjoins a restored canal on its western boundary, this may have heritage/ecological implications. The site is also within proximity of a conservation area, a scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PYC012	Land adj. Breidden View, Penygarrag Lane, north-east of Pant	Pant	1.81	54	0.72	Greenfield site outside and away from development boundary on N edge of settlement. Site has heritage railway to NW and canal line to S. Site is currently in agricultural use for rough grazing/pasture. Site is surrounded by agricultural land with individual properties on S and W. Boundaries are well defined by hedgerows and trees with additional fencing to S and along railway line. Site has frontage and current vehicle access to Penygarrag Lane. No pedestrian provision (no pavement); cycle links via same route to established network.	Agricultural land, open countryside with scattered dwellings.	Not Suitable	The site is in open countryside outside and separated from the settlement boundary and the settlements built form by other land. As such open market residential development is contrary to policy. Furthermore, due to this separation the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is in open countryside outside and separated from the settlement boundary and the settlements built form by other land. As such employment development is limited to small scale rural enterprise and diversification schemes. The suitability of any proposed access is subject to highway approval. The site within proximity of several local wildlife sites, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of several SSSIs, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. However, due to the sites separation from the built form of the settlement it is not considered to have long term potential for other forms of employment development.
PYC013	Land north-west of The Mount, Tregarthen Lane, Pant	Pant	0.51	15	0.20	Greenfield site outside but adjoining development boundary on W edge of settlement. Site is currently in agricultural use as paddock/rough grazing. Site has residential use in form of individual properties to SE and E and further agricultural land to N, W, and S. Site boundaries are clearly defined on all sides by trees and hedgerows, SW corner of site adjoins SSSI. Site has no road frontage or current vehicle access and appears landlocked.	Countryside character - small enclosed fields and scattered individual properties.	Not Suitable	Greenfield site outside but adjoining development boundary therefore in open countryside. As such open market residential development is contrary to policy. Furthermore the site appears to be landlocked, with no obvious road frontage, therefore it is unsuitable for development. Additionally the site is within 500m of SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 300m of a scheduled monument and one or more grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	Greenfield site outside but adjoining development boundary therefore in open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site appears to be landlocked, with no obvious road frontage, therefore it is unsuitable for development. Additionally the site is within 500m of SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 300m of a scheduled monument and one or more grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PYC014	land at Penventon, Tregarthen lane, Pant	Pant	0.82	25	0.33	Mixed use site outside but adjoining development boundary on W edge of settlement. Site comprises 3 individual detached dwellings with associated large gardens and garages/outbuildings. Gardens approx. 30% of site. Boundaries well defined by trees and hedgerows on all sides. Site also includes significant tree belt in S portion. Site has residential use to S and W and agricultural land to E, N, and W. Site has road frontage and current vehicle access to Tregarthen lane. No pedestrian provision (no pavements); cycle links via same route to established network.	Countryside character - small enclosed fields and scattered individual properties.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside settlement boundary so is not currently suitable in policy terms. However, Pant has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site contains a number of historic dwellings that may be of heritage value, this will require due consideration and may limit the capacity of the site. The site is within 500m of SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 300m of scheduled monument and grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside settlement boundary so is not currently suitable in policy terms. As such employment development is limited to small scale rural enterprise and diversification schemes. However, Pant has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site contains a number of historic dwellings that may be of heritage value, this will require due consideration and may limit the capacity/type of employment appropriate on the site. The site is within 500m of SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 300m of scheduled monument and grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PYC015	Land at Laurel Cottage, The High, Pant	Pant	1.13	34	0.45	Greenfield site outside but adjoining development boundary on W edge of settlement. Site is comprised 2 distinct fields both currently in agricultural use as paddock and rough grazing. Site has residential development to E and S; W and N is agricultural land and woodland. Boundaries are clearly defined by trees and hedgerows on all sides. Site has road frontage and current vehicle access to Primrose Lane (a narrow single track at this point). No pedestrian provision (no pavement) and cycle links via Primrose Lane to established network. Site is part of Pant LWS.	Mixed, countryside/woodland/enclosed farmland with some residential development.	Not Suitable	Site is outside settlement boundary so is not currently suitable in policy terms. As such open market residential development is contrary to policy. Furthermore the site is fully within the Pant Local Wildlife Site, consequently development is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. This site is therefore unsuitable for development.	Not Suitable	The site is located outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site is fully within the Pant Local Wildlife Site, consequently development is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. This site is therefore unsuitable for development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
PYC011	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for open market residential as its only road frontage is onto a private lane which serves the adjacent sewage treatment works, it is unclear as to whether use of this road would be achievable and the suitability of an access at this point would also be subject to highway approval. Additionally the site adjoins an operational sewage farm, compatibility of residential uses with this site would require significant consideration.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for employment development as its only road frontage is onto a private lane which serves the adjacent sewage treatment works, it is unclear as to whether use of this road would be achievable and the suitability of an access at this point would also be subject to highway approval. Additionally the site adjoins an operational sewage farm, which could impact on the types of employment uses that are appropriate.
PYC012	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is some distance from the nearby settlement and is therefore isolated from facilities and amenities. Residential development here would constitute an unacceptable block of urban development in an otherwise open countryside location.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development, other than limited small scale rural enterprise and diversification schemes, as it is some distance from the nearby settlement and is therefore isolated from facilities and amenities. Employment development here would constitute an unacceptable block of urban development in an otherwise open countryside location.
PYC013	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as site has no available access so is effectively landlocked.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for development as site has no available access so is effectively landlocked.
PYC014	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the presence of dwellings that may have heritage value on the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the presence of dwellings that may have heritage value on the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
PYC015	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is fully within the Pant Local Wildlife Site.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for development as it is fully within the Pant Local Wildlife Site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PYC016	Well Cottage, east of Pant	Pant	0.47	14	0.19	Mixed site outside and away from development boundary to E of settlement. Site is to E of rail line, canal line and Well House Lane. Site has had refusal for dwelling in 2009. Site currently has residential dwelling, associated parking/hard standing and farm buildings NW corner - approx. 15% of site. Remainder of site is disused agricultural land possibly with some use for paddock/rough grazing with some trees and rough scrub present. Site boundaries are clearly defined by Well Lane to W, hedgerows and trees to S and E and by field boundaries to N apart from short stretch of N boundary which is not physically defined. Site has road frontage and current vehicle access to Well House Lane. No pedestrian provision (no pavement provision), cycle links via Well House Lane to established network.	Character to north, east and south is predominantly agricultural, however there are also scattered rural dwellings. Character to the east is a mix of residential and woodland.	Not Suitable	Site is in open countryside outside settlement boundary so is not currently suitable in policy terms. As such open market residential development is contrary to policy. Due to the sites location, physically separated from the development boundary by rail, canal and road lines and in a rural setting, it is not considered to have long term potential for open market residential development. Additionally, Well House Lane is a narrow single track for most of length, the ability to provide an appropriate access is therefore subject to highway approval.	Not Suitable	Site is in open countryside outside settlement boundary so is not currently suitable in policy terms. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location, physically separated from the development boundary by rail, canal and road lines and in a rural setting, it is not considered to have long term potential for other forms of employment development. Additionally, Well House Lane is a narrow single track for most of length, the ability to provide an appropriate access is therefore subject to highway approval.
PYC017	Land south of Well House, Well House Lane, east of Pant	Pant	0.44	13	0.18	Greenfield site outside and away from development boundary to E of settlement. Site is to E of rail line, canal line and Well House Lane. Site is comprised 2 distinct fields both currently in agricultural use as paddock and rough grazing. Site has other agricultural land to N, E and S; and wooded area between canal and rail line to W; Well House is to N of site. Site boundaries are defined by trees and hedgerows on N and W boundaries but not physically defined to E and S. Site has road frontage and current vehicle access from Well House Lane; no pedestrian access (no pavement provision); cycle links via Well House Lane to established network.	Open countryside.	Not Suitable	Site is in open countryside outside settlement boundary so is not currently suitable in policy terms. As such open market residential development is contrary to policy. Due to the sites location, physically separated from the development boundary by woodland, rail, canal and road lines and in a rural setting, it is not considered to have long term potential for open market residential development. Additionally, Well House Lane is a narrow single track for most of length, the ability to provide an appropriate access is therefore subject to highway approval.	Not Suitable	Site is in open countryside outside settlement boundary so is not currently suitable in policy terms. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location, physically separated from the development boundary by rail, canal and road lines and in a rural setting, it is not considered to have long term potential for other forms of employment development. Additionally, Well House Lane is a narrow single track for most of length, the ability to provide an appropriate access is therefore subject to highway approval.
PYC018	Well Cottage, East of Pant	Pant	0.45	14	0.18	Mixed site outside and away from development boundary to E of settlement. Site is to E of rail line, canal line and Well House Lane. Site currently has residential dwelling, associated parking/hard standing and farm buildings NW corner - approx. 15% of site. Remainder of site is disused agricultural land possibly with some use for paddock/rough grazing with some trees and rough scrub present. Site boundaries are clearly defined by Well Lane to W, hedgerows and trees to N and E and by field boundaries to S apart from short stretch of S boundary which is not physically defined. Site has road frontage and current vehicle access to Well House Lane. No pedestrian provision (no pavement provision), cycle links via Well House Lane to established network.	Character to north, east and south is predominantly agricultural, however there are also scattered rural dwellings. Character to the east is a mix of residential and woodland.	Not Suitable	Site is in open countryside outside settlement boundary so is not currently suitable in policy terms. As such open market residential development is contrary to policy. Due to the sites location, physically separated from the development boundary by rail, canal and road lines and in a rural setting, it is not considered to have long term potential for open market residential development. Additionally, Well House Lane is a narrow single track for most of length, the ability to provide an appropriate access is therefore subject to highway approval.	Not Suitable	Site is in open countryside outside settlement boundary so is not currently suitable in policy terms. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location, physically separated from the development boundary by rail, canal and road lines and in a rural setting, it is not considered to have long term potential for other forms of employment development. Additionally, Well House Lane is a narrow single track for most of length, the ability to provide an appropriate access is therefore subject to highway approval.
PYC019	Land at Hillside, Pant	Pant	1.36	41	0.54	An irregularly shaped site located to the west of Pant, consisting of agricultural fields and wooded areas. Boundaries are primarily agricultural field boundaries/woodland boundaries with the exception of the eastern boundary which is defined by a road to the north-east, residential curtilages to the immediate-east and a woodland to the south-east.	Character to south and west is predominantly woodland. Character to the north is a mix of agricultural and residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining development boundary therefore in open countryside. As such open market residential development is contrary to policy. Furthermore a small part of the site contains a scheduled monument, therefore this element of the site and an appropriate buffer is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. However as Pant has been identified as a proposed Community Hub, the remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance part of the site is wooded, this and its relationship to the adjacent SSSI/Local Wildlife Site will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is irregularly shaped, the relationship of the site, particularly its western element, to the built form of the settlement will require due consideration. The site is in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is in proximity of several local wildlife sites and a regionally important geological/geomorphological site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. Part of the site is located within a conservation area, the remainder of the site is located within proximity of this conservation area. The site is also in proximity of a scheduled monument and one or more listed buildings. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining development boundary therefore in open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore a small part of the site contains a scheduled monument, therefore this element of the site and an appropriate buffer is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. However as Pant has been identified as a proposed Community Hub, the remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance part of the site is wooded, this and its relationship to the adjacent SSSI/Local Wildlife Site will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is irregularly shaped, the relationship of the site, particularly its western element, to the built form of the settlement will require due consideration. The site is in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is in proximity of several local wildlife sites and a regionally important geological/geomorphological site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. Part of the site is located within a conservation area, the remainder of the site is located within proximity of this conservation area. The site is also in proximity of a scheduled monument and one or more listed buildings. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
PYC016	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is some distance from the nearby settlements development boundary and physically separated by rail, canal and road lines.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development as it is some distance from the nearby settlements development boundary and physically separated by rail, canal and road lines.
PYC017	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is physically separated from the built form of the development boundary, rail, canal and road lines.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development as it is physically separated from the built form of the development boundary, rail, canal and road lines.
PYC018	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is some distance from the nearby settlements development boundary and physically separated by rail, canal and road lines.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development as it is some distance from the nearby settlements development boundary and physically separated by rail, canal and road lines.
PYC019	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore a small part of the site contains a scheduled monument, therefore this element of the site and an appropriate buffer is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. Additionally, the site is subject to a physical, environmental, or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically part of the site is located within a conservation area, the remainder of the site is located within proximity of this conservation area. The site is adjacent to a scheduled monument, SSSI, Local Wildlife Site, Regionally Important Geological/Geomorphological Site. Part of the site is wooded and due to the sites irregular shape, its relationship to the built form of the settlement. If suitable mitigation of this identified constraint were possible, the sites development potential (excluding the area containing the scheduled monument and an appropriate buffer) would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However a small part of the site contains a scheduled monument, therefore this element of the site and an appropriate buffer is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. Additionally the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically part of the site is located within a conservation area, the remainder of the site is located within proximity of this conservation area. The site is adjacent to a scheduled monument, SSSI, Local Wildlife Site, Regionally Important Geological/Geomorphological Site. Part of the site is wooded and due to the sites irregular shape, its relationship to the built form of the settlement. If suitable mitigation of this identified constraint were possible, the sites development potential (excluding the area containing the scheduled monument and an appropriate buffer) would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PYC020	Land adjoining The Red House, Pant	Pant	0.80	24	0.32	The site consists of a dwellings, its curtilage and an agricultural field to the south. The site is located to the south-west of Pant. Northern and eastern boundaries defined by roads. Southern and western boundaries defined by field boundaries/residential curtilages.	Character to the east is predominantly agricultural. Character to the south and west is a mix of residential and agricultural. Character to the north is a mix of residential, woodland and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside settlement boundary so is not currently suitable in policy terms. As such open market residential development is contrary to policy. However, Pant has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site contains an existing dwelling which will require due consideration. A small portion of the site (north-western corner) is located within a conservation area and the remainder of the site is in proximity of a conservation area. It is also in proximity of a scheduled monument and one or more listed buildings. Therefore The site is within 500m of SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside settlement boundary so is not currently suitable in policy terms. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, Pant has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site contains an existing dwelling which will require due consideration. A small portion of the site (north-western corner) is located within a conservation area and the remainder of the site is in proximity of a conservation area. It is also in proximity of a scheduled monument and one or more listed buildings. Therefore The site is within 500m of SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
PYC021	Land at Penygarreg Lane, Pant	Pant	1.89	57	0.75	The site consists of two areas of land which are part of a larger agricultural field located to the north of Pant. The two areas are divided by a wooded area. Boundaries to south are road/residential curtilages. Boundaries to the east/west are a mix of roads and woodland. Northern boundaries are relatively undefined.	Character to the north is predominantly agricultural (the remainder of the same agricultural field). Character to the south is predominantly residential. For the eastern area, character to the east is predominantly agricultural, although there are some large rural dwellings, whilst character to the west is a mix of woodland and agricultural. For the western area, character to the east is a mix of woodland and agricultural, whilst character to the west is immediately residential, beyond which it is woodland and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining development boundary therefore in open countryside. As such open market residential development is contrary to policy. However, Pant has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within proximity of a SSSI, therefore development is subject to an assessment of the impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is adjacent to one and within proximity of several other Local Wildlife Sites, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining development boundary therefore in open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, Pant has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within proximity of a SSSI, therefore development is subject to an assessment of the impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is adjacent to one and within proximity of several other Local Wildlife Sites, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PYC022	Barnsfield Tregarthen Lane, Pant	Pant	1.84	55	0.74	An irregularly shaped site consisting of two adjacent agricultural fields and a hedgerow containing mature trees located between them. The sites boundaries are defined by adjacent woodland to the east, hedgerow field boundaries to north and south, and residential curtilages/road to west.	Character to the east is predominantly woodland. Character to the north is a mix of agricultural and woodland. Character to the west is predominantly agricultural, although there are also some large rural dwellings present. Character to the south is a mix of woodland, agricultural and residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside and away from development boundary therefore in open countryside. As such open market residential development is contrary to policy. However, Pant has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is separated from the built form of the settlement by large residential dwellings with large curtilages, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is adjacent to a Local Wildlife Site, therefore, it is also in proximity of further Local Wildlife Sites, therefore Development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside and away from development boundary therefore in open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, Pant has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is separated from the built form of the settlement by large residential dwellings with large curtilages, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is adjacent to a Local Wildlife Site, therefore, it is also in proximity of further Local Wildlife Sites, therefore Development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PIP001	Land at Park Farm, Pipe Gate	Pipe Gate	1.06	32	0.42	The site consists of a compact agricultural field located to the north of Pipe Gate.	Character to north and east is predominantly agricultural. Character to south and west is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Pipe Gate. Within Pipe Gate appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. There is a large pond located to the east of the site which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Pipe Gate. Within Pipe Gate appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. There is a large pond located to the east of the site which will require due consideration.
PIP004	Land south-east of Hill Farm, Pipe Gate	Pipe Gate	0.45	13	0.18	The site consists of part of an agricultural field located to the south and detached from the built form of Pipe Gate. The sites northern and southern boundaries are defined by hedgerows and trees respectively. The sites western boundary is defined by the A51. The sites eastern boundary is undefined running through an agricultural field.	Surrounding character is predominantly agricultural, although there are several large rural dwellings in proximity.	Not Suitable	The site is in proximity to but separated from the built form of Pipe Gate by agricultural land and buildings. Within Pipe Gate appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. Due to the sites location it is not considered to have long term potential for open market residential development.	Not Suitable	The site is in proximity to but separated from the built form of Pipe Gate by agricultural land and buildings. Within Pipe Gate appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites location it is not considered to have long term potential for other forms of employment development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
POH001X	Land at Pontesbury Hill	Pontesbury	0.1	N/A	N/A						
PON001	North of Ash Grove, Pontesbury	Pontesbury	1.25	37	0.50	Comprises partly sloping grassland to the northern side of the village with access off Station Road directly adjoining development boundary to South. The triangular part of the site is sloping up the site to the west from Station Road, initial slope is gentle but rises more steeply towards the top of the site. The southern rectangular element is reasonably level and contained. The site is accessed at a narrow pinch point off Station Road which is located between a detached dwelling (Coach House )to the south and dismantled railway line to the north.	A dismantled railway line ( track ) lies to the Northern perimeter which is defined by dense tree boundary. To the South & East lie adjoining residential properties and more natural hedgerow features to the western boundary with a manage & agricultural uses to the West.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is elevated and has a steeply sloping topography, this will require due consideration. There is an existing access but it is relatively narrow and somewhat constrained by its relationship with the adjoining residential property, the suitability of this access or any other proposed to serve the redevelopment of the site is subject to highway approval. Additionally the suitability of the wider road network to support the redevelopment of the site is subject to highway approval. Adjoining residential amenity is also a consideration. The site is also within proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of the listed buildings within 300m. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains and is in proximity to trees subject to TPO protection, therefore development is also subject to an assessment of impact on a tress subject to TPO in order to demonstrate how they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site adjoins but is located outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is elevated and has a steeply sloping topography, this will require due consideration. There is an existing access but it is relatively narrow and somewhat constrained by its relationship with the adjoining residential property, the suitability of this access or any other proposed to serve the redevelopment of the site is subject to highway approval. Additionally the suitability of the wider road network to support the redevelopment of the site is subject to highway approval. Adjoining residential amenity is also a consideration. The site is also within proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of the listed buildings within 300m. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains and is in proximity to trees subject to TPO protection, therefore development is also subject to an assessment of impact on a tress subject to TPO in order to demonstrate how they can be safeguarded.
PON002	East of Hinton Lane, Pontesbury	Pontesbury	1.71	51	0.68	Comprises rural land set in undulating countryside to North Eastern side of village with no directly adjoining residential properties. It is detached from the built up limits of the village, with the development boundary lying to the west across the adjoining road, Hinton Lane . Telegraph poles along eastern field boundary & in western part of site	Site predominately adjoined by agricultural land except for paddock to the South which adjoins the green lane access which forms the southern site boundary. The land does not directly adjoin any other established residential development with the closest development being Willow House on the opposite side of Hinton Lane facing the northern most limit of the land. Other than this there are modern properties(separated by paddock land) to the South off Hinton Lane and the further distant low density development off David Ave	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the sites access would be via Hinton Lane, which is narrow and rural in character, which will require due consideration. The suitability of any access into the site is also subject to highway approval. Additionally Hinton Lane has a difficult junction with Hall Bank, and is in proximity to the access for the property on the corner of Hinton Lane, the suitability of the wider road network to support the redevelopment of the site is subject to highway approval. Adjoining residential amenity is also a consideration. The site is also within proximity of a scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of these assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of trees subject to TPO protection, therefore development is also subject to an assessment of impact on a tress subject to TPO in order to demonstrate how they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site adjoins but is located outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the sites access would be via Hinton Lane, which is narrow and rural in character, which will require due consideration. The suitability of any access into the site is also subject to highway approval. Additionally Hinton Lane has a difficult junction with Hall Bank, and is in proximity to the access for the property on the corner of Hinton Lane, the suitability of the wider road network to support the redevelopment of the site is subject to highway approval. Adjoining residential amenity is also a consideration. The site is also within proximity of a scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of these assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also in proximity of trees subject to TPO protection, therefore development is also subject to an assessment of impact on a tress subject to TPO in order to demonstrate how they can be safeguarded.
PON003X	Land at Rosemary Way	Pontesbury	0.2	N/A	N/A						
PON004	Land north of David Avenue, Pontesbury	Pontesbury	1.35	40	0.54	Comprises agricultural land to the north eastern fringe of village adjoining the development boundary, lying directly to the rear of properties on David Avenue, which are accessed off Main Road. It lies close to the entrance of the village from the Shrewsbury direction. Site is visually connected to the built up limit of the village. It is a contained site with a village developed edge feel because of the proximity and visibility of adjoining residential properties to the South and the rough grazing character. It forms a green buffer between existing housing development and the adjoined more managed agricultural land. It also forms part of the countryside setting of this eastern end of Pontesbury.	Site predominately adjoined by 'agricultural ' land ( ploughed field to the N & W and pasture to E) except where it adjoins the built up edge of the village to the southern boundary. This southern boundary adjoins the rear of David Avenue which consists of mainly mature residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the sites access would be via David Avenue, which is very narrow, this will require due consideration. The suitability of any access into the site is also subject to highway approval. Additionally Hinton Lane has a difficult junction with Hall Bank, and is in proximity to the access for the property on the corner of Hinton Lane, the suitability of the wider road network to support the redevelopment of the site is subject to highway approval. Adjoining residential amenity is also a consideration. The site is also within proximity of a scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of these assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site adjoins but is located outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the sites access would be via David Avenue, which is very narrow, this will require due consideration. The suitability of any access into the site is also subject to highway approval. Additionally Hinton Lane has a difficult junction with Hall Bank, and is in proximity to the access for the property on the corner of Hinton Lane, the suitability of the wider road network to support the redevelopment of the site is subject to highway approval. Adjoining residential amenity is also a consideration. The site is also within proximity of a scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of these assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PON005	Land rear of Hall Bank, Pontesbury	Pontesbury	0.90	27	0.36	The linear site comprises former railway line and adjoining land to the north fringe of village off the Hall Bank one way system. It adjoins the development boundary to the West & South & is centrally located relative to services and facilities. The site incorporates various uses including Recreation/Play area /Pontesbury & District Gardeners Association building, access & parking, Right of Way.	The site is largely adjoined by grassland and is well screened to the South & North by a hedgerow/tree boundaries. There are some significant boundary trees	Not Suitable	Pontesbury is an identified key centre along with Minsterley. Most of the site is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. Furthermore, much of the site is a well valued open space, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site is very small (less than 0.2ha) and has a traditionally styled building on it which is in current use by the Gardeners Association. Additionally a watercourse runs through the site & the middle section (approx. 1/5th ) of the site is within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site has a linear form and only one constrained point of access, the suitability of this access is subject to highway approval. There are also large wooded areas subject to TPO protection and individual trees subject to TPO protection on and in proximity of the site on the site, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of a listed building, therefore development is subject to an assessment of impact on the significance of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is thus not considered suitable for open market residential development.	Not Suitable	Pontesbury is an identified key centre along with Minsterley. Most of the site is located outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, much of the site is a well valued open space, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site is very small (less than 0.2ha) and has a traditionally styled building on it which is in current use by the Gardeners Association. Additionally a watercourse runs through the site & the middle section (approx. 1/5th ) of the site is within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The site has a linear form and only one constrained point of access, the suitability of this access is subject to highway approval. There are also large wooded areas subject to TPO protection and individual trees subject to TPO protection on and in proximity of the site on the site, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is thus not considered suitable for employment development.
PON006X	Land at School Bank	Pontesbury	0.0	N/A	N/A						
PON007X	Land at School Bank	Pontesbury	0.1	N/A	N/A						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
POH001X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
PON001	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site is elevated and has a challenging topography and the suitability of the immediate access and wider road network to support development on the site is subject to highway approval. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site is elevated and has a challenging topography and the suitability of the immediate access and wider road network to support development on the site is subject to highway approval. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
PON002	Currently Available	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the suitability of the immediate access and wider road network to support development on the site is subject to highway approval. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the suitability of the immediate access and wider road network to support development on the site is subject to highway approval. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
PON003X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
PON004	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purposes of this study suggests that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered achievable; and viable (subject to any further necessary viability assessment). Its availability is unknown. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the suitability of the immediate access and wider road network to support development on the site is subject to highway approval. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of the sites availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the suitability of the immediate access and wider road network to support development on the site is subject to highway approval. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
PON005	Not Available	Shropshire Council Officers understand that the site is either not available or not available for this form of development. Therefore information gathered for the purposes of this study suggests that the site is not available for this form of development.	Not Available	Shropshire Council Officers understand that the site is either not available or not available for this form of development. Therefore information gathered for the purposes of this study suggests that the site is not available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). The site is understood to be unavailable for development. Furthermore the site is not considered suitable for development as most of the site is valued open space and important recreational facility, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Additionally a watercourse runs through the site & the middle section (approx. 1/5th) of the site is within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. potentially impact on the footpath network & the integrity of the environmental network. The site also contains groups and individual trees subject to TPO protections.	Rejected	Achievability and viability of the site are unknown. The site is understood to be unavailable for development. Furthermore the site is not considered suitable for development as most of the site is valued open space and important recreational facility, therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. Additionally a watercourse runs through the site & the middle section (approx. 1/5th) of the site is within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. potentially impact on the footpath network & the integrity of the environmental network. The site also contains groups and individual trees subject to TPO protections.
PON006X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
PON007X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PON008	Land west of the Ozarks, Pontesbury	Pontesbury	1.98	59	0.79	Large site on the Western rural fringe of village on the northern side of Minsterley Road. The development boundary does not directly bound the site but it is well related to established residential development across Minsterley Road to the South.	Whilst predominantly rural, adjoining to the West are buildings associated with for Homemaster removals & Storage master self storage. These are large sheeting and timber clad building accessed off Minsterley road. To East is the detached property, The Ozarks, which has a large residential curtilage adjoins. There is mixed residential development across the road to the south including older traditional & modern estate development (Ashford Drive etc).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Trees subject to TPO protection adjoin the sites western boundary, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Trees subject to TPO protection adjoin the sites western boundary, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
PON009	Land south of Main Road, Pontesbury	Pontesbury	3.09	93	1.24	The site is on the rural Eastern approach to the village and does not directly adjoin the existing development boundary, it comprises a recreational/playing field facility, including bowling club with club house and pavilion. The facility is obviously well managed and in active use. Some attractive trees on the site	Site adjoined by 'open' land with playing field to the west and agricultural & wooded to other sides. The primary & secondary schools lie within relatively close proximity to the West	Not Suitable	The site is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. Furthermore, much of the site comprises an identified outdoor sports facility, therefore development on this element of the site is not appropriate unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site is separated from the built form of the settlement by open space and in parts densely wooded. It is also visible to the AONB which lies to the south and east.	Not Suitable	The site is located outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, much of the site comprises an identified outdoor sports facility, therefore development on this element of the site is not appropriate unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site is separated from the built form of the settlement by open space and in parts densely wooded. It is also visible to the AONB which lies to the south and east.
PON010	Land east of Bogey Lane, Pontesbury	Pontesbury	1.29	39	0.52	Rough grazing site on rural fringe of village. It is a relatively low, enclosed field with a 'natural' character which is detached from any residential development. Although the site partly adjoins the existing development boundary the proximity is to school grounds and playing fields, rather than residential development. The site is very contained, forming a discrete parcel of land which feels detached from the main urban form. It is not considered therefore that the site is well related to the main built up area of the village	Adjoined predominately by agricultural land uses to South and the East with schools and associated open space to the west and north. It is set within generally attractive countryside with a rising aspect, to Pontesford Hill (SE) which is prominent in the background. Site potentially sensitive due to relationship to Pontesford Hill AONB	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance Bogey Lane is a relatively narrow and rural road, the ability to provide an appropriate access is subject to highway approval. It is visible to the AONB which lies to the south and east. The site is within 300m of a listed building and scheduled ancient monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance Bogey Lane is a relatively narrow and rural road, the ability to provide an appropriate access is subject to highway approval. It is visible to the AONB which lies to the south and east. The site is within 300m of a listed building and scheduled ancient monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PON011	Land to the rear of Linley Terrace, Pontesbury	Pontesbury	8.52	256	3.41	Large site on generally elevated land to SE fringe of village, lying directly to rear of Linley Terrace. Mainly agricultural pasture land with large wooded /scrub area to NE. Also includes playing field	Site predominately surrounded by 'open' land except where it adjoins the built up edge of the village to the NW boundary, with relatively dense (mainly mature) development on Linley Terrace and less dense, detached properties on Habberley Rd. To the SW it is adjoined by agricultural land & by grounds of Pontesbury Primary school to the North West.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. Furthermore, approximately 5% of the site comprises an identified outdoor sports facility. Development on this element of the site is therefore not appropriate unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. As Pontesbury has been identified as a proposed Community Hub, the remainder of the site may have long term potential for development subject to appropriate policy changes and management of any physical, heritage or environmental constraints present. For instance there are limited access options and the local road network is constrained, therefore the ability to establish an appropriate access is subject to highway approval. It is also in a rural setting and visible to the AONB which lies to the south and east. There is a need to consider the trees & hedgerows on the site. The site is also within proximity of a local wildlife site and LNR, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of a listed building and scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, approximately 5% of the site comprises an identified outdoor sports facility. Development on this element of the site is therefore not appropriate unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. As Pontesbury has been identified as a proposed Community Hub, the remainder of the site may have long term potential for other forms of employment development subject to appropriate policy changes and management of any physical, heritage or environmental constraints present. For instance there are limited access options and the local road network is constrained, therefore the ability to establish an appropriate access is subject to highway approval. It is also in a rural setting and visible to the AONB which lies to the south and east. There is a need to consider the trees & hedgerows on the site. The site is also within proximity of a local wildlife site and LNR, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of a listed building and scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PON012	Land south of Harlow, Pontesbury	Pontesbury	2.06	62	0.82	Comprises undulating land with general rise to the SSE to Southern rural fringe of village. This site comprises a single, large field enclosed by traditional hedgerow/tree boundaries. The limited adjoining residential development does not impinge on the site and it has a very much unspoilt countryside feel to it. There is a general rising aspect to the south, although not steeply sloping. The site feels isolated from the main village core	The site only abuts the developed area of the village to one boundary (N) where it adjoins the dwelling house, Harlow. Other development in this area is more scattered in nature such as properties on Habberley Road, a number of which appear to have an agricultural origin. Site predominately adjoined by agricultural land	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance Habberley Road is a relatively narrow and rural in character, the ability to provide an appropriate access is therefore subject to highway approval. It is adjacent to and visible from the AONB. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. Trees and hedgerows on the site and its boundaries will require due consideration. A PROW runs along the sites northern boundary.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance Habberley Road is a relatively narrow and rural in character, the ability to provide an appropriate access is therefore subject to highway approval. It is adjacent to and visible from the AONB. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. Trees and hedgerows on the site and its boundaries will require due consideration. A PROW runs along the sites northern boundary.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PON013	Land east of Whitwell Lane, Pontesbury	Pontesbury	1.65	50	0.66	Comprises land to the southern fringe of village bounded by Whitwell Lane Rosemary Way & Habberley Road properties with a significant portion of the site adjoining the development boundary and being enclosed by it. The area is subdivided by hedgerow boundaries, incorporating a number of small scale fields with varied grazing related uses, including donkey paddock. Area characterised by small fields which are have an intimate enclosed character.	Adjoined predominately by agricultural land uses to South west, with low density housing development enclosing to the North.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the local road network & access to the site is very constrained (narrow and rural in character) with a ford at the junction of Whitwell Lane, the suitability of any access off this road is subject to highway approval. Adjoining residential amenity is a consideration. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site and proximity to heritage assets. The site is also within proximity of a listed building and scheduled ancient monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the local road network & access to the site is very constrained (narrow and rural in character) with a ford at the junction of Whitwell Lane, the suitability of any access off this road is subject to highway approval. Adjoining residential amenity is a consideration. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site and proximity to heritage assets. The site is also within proximity of a listed building and scheduled ancient monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PON014	Land North West of Pontesbury Hill Road, Pontesbury	Pontesbury	4.20	126	1.68	Large parcel of undulating agricultural land to the south west of Pontesbury.	Adjoined predominately by agricultural land uses to south and west. Low density housing development of Pontesbury Hill Road to east and medium density housing to north and north east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance Pontesbury Hill Road is narrow and rural in character, therefore the ability to provide an appropriate access to and into the site is subject to highway approval. Historic mining infill on the site, which will require due consideration. The site contains and is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance Pontesbury Hill Road is narrow and rural in character, therefore the ability to provide an appropriate access to and into the site is subject to highway approval. Historic mining infill on the site, which will require due consideration. The site contains and is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PON015	Land West of Station Road, Pontesbury	Pontesbury	11.24	337	4.49	Comprises agricultural land to the northern side of the village with access off Station Road.	Site predominately adjoined by agricultural land except where it adjoins the small residential development to the South ( Castle Green) and has no direct connection to the development boundary with physical separation being provided by dismantled railway line.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is relatively large and projects into the countryside - it forms part of the wider countryside setting of the settlement, this will require due consideration. The adjoining road is a relatively narrow rural road, the suitability of any potential access is subject to highway approval. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site. The site is also within proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Overhead power lines across northern part of site will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such employment development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is relatively large and projects into the countryside - it forms part of the wider countryside setting of the settlement, this will require due consideration. The adjoining road is a relatively narrow rural road, the suitability of any potential access is subject to highway approval. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site. The site is also within proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Overhead power lines across northern part of site will require due consideration.
PON016	Pontesbury Glebelands, Pontesbury	Pontesbury	1.73	52	0.69	An irregularly shaped site comprising steeply sloping land to the southern fringe of village bounded by Whitwell Lane & Pontesbury Hill Road. Partly adjoins the development boundary. The area is subdivided by hedgerow boundaries, with long linear plot to North. Consists of attractive small enclosed pastoral fields acting as part of a green corridor and setting to the southern edge of the settlement core. The area is an important part of the character of this part of the settlement.	Adjoined predominately by agricultural land uses to Southern portion, with low density housing development of Pontesbury Hill Rd to NW & Whitwell Lane bounding to SE	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located outside and detached from the development boundary (albeit adjacent to part of the built form of the settlement) within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the local road network & access to the site is very constrained (narrow and rural in character) with a ford at the junction of Whitwell Lane, the suitability of any access off this road is subject to highway approval. Adjoining residential amenity is a consideration. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site and proximity to heritage assets. The site is also within proximity of a listed building and scheduled ancient monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Topography of the site will also require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located outside and detached from the development boundary (albeit adjacent to part of the built form of the settlement) within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the local road network & access to the site is very constrained (narrow and rural in character) with a ford at the junction of Whitwell Lane, the suitability of any access off this road is subject to highway approval. Adjoining residential amenity is a consideration. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site and proximity to heritage assets. The site is also within proximity of a listed building and scheduled ancient monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Topography of the site will also require due consideration.
PON017	The Ozarks, Pontesbury	Pontesbury	0.37	11	0.15	Elevated, prominent site on the North Western fringe of village and forming the curtilage of The Ozarks, a residential property	Mixed character rural fringe. It is adjoined to the North by an orchard with grassland/grazing land further to the North & South. Land to the West is cropped agricultural. To NW depot/storage building with residential properties directly to NE. These properties can be seen on the skyline. Despite the elevation, it is an area with various subdivided uses and has an intimate quality.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is elevated and has a challenging topography, this will require due consideration. The site access is very narrow, substandard, single track and has a steep gradient, the suitability of this or any proposed replacement access are subject to highway approval. The site does not have a large road frontage, this will require due consideration. Adjoining residential amenity is a consideration. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site and proximity to heritage assets. The site is also within proximity of a listed building and scheduled ancient monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within proximity of a Local Wildlife Site therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of ancient woodland therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located outside the development boundary within the open countryside. As such suitable employment development limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is elevated and has a challenging topography, this will require due consideration. The site access is very narrow, substandard, single track and has a steep gradient, the suitability of this or any proposed replacement access are subject to highway approval. The site does not have a large road frontage, this will require due consideration. Adjoining residential amenity is a consideration. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site and proximity to heritage assets. The site is also within proximity of a listed building and scheduled ancient monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within proximity of a Local Wildlife Site therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of ancient woodland therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PON018X	Land at Polesgate Cottage, Pontesbury.	Pontesbury	0.1	N/A	N/A						
PON020	Land off Mount Close, Pontesbury	Pontesbury	1.23	37	0.49	The site consists of an agricultural field located to the south-west of Pontesbury.	Character to north and west is primarily residential. Character to south and east is predominantly agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site contains and is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site contains and is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PON021	Land at Brookside, Pontesbury	Pontesbury	3.02	91	1.21	The site consists of an elevated field located to the south of Pontesbury.	Character to north, east and west is primarily residential. Character to the south is predominantly agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is elevated above the surrounding built form and is very rural in character, this will require due consideration. Access to the site would be off a rural road with a ford, the suitability of this access is subject to highway approval. The site contains and is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of one or more listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is elevated above the surrounding built form and is very rural in character, this will require due consideration. Access to the site would be off a rural road with a ford, the suitability of this access is subject to highway approval. The site contains and is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of one or more listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PON022	Land off Main Road, Pontesbury	Pontesbury	1.69	51	0.68	Agricultural field located to the north of Pontesbury.	Character to north and east is primarily agricultural. Character to the south is residential, beyond this it is open space. Character to the west is a mix of residential and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance access to the site would be via Earls Court, the suitability of this access is subject to highway approval. The site contains and is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of one or more listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance access to the site would be via Earls Court, the suitability of this access is subject to highway approval. The site is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of one or more listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PON023X	Yew Tree Cottage, Habberley Road, Pontesbury.	Pontesbury	0.0	N/A	N/A						
PON024X	Land at Kylemore	Pontesbury	0.0	N/A	N/A						
PON025	Land north west of David Avenue, Pontesbury	Pontesbury	4.50	135	1.80	The site is large and irregularly shaped. It consists of a series of agricultural fields located to the north of Pontesbury.	Character to north, east and west is predominantly agricultural. Character to south is a mix of agricultural and residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the assumed proposed access is relatively narrow and itself links to Hinton Lane which is narrow and rural in character, the suitability of this access is subject to highway approval. The site is large and irregularly shaped, due to this its relationship to the built form of the settlement is varied with some elements adjacent to the built form and others detached, this will require due consideration. The site is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of one or more listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the assumed proposed access is relatively narrow and itself links to Hinton Lane which is narrow and rural in character, the suitability of this access is subject to highway approval. The site is large and irregularly shaped, due to this its relationship to the built form of the settlement is varied with some elements adjacent to the built form and others detached, this will require due consideration. The site is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of one or more listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
PON018X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
PON020	Currently Available	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
PON021	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered achievable; and viable (subject to any further necessary viability assessment). Its availability is unknown. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the suitability of the access and wider road network to support development on the site is subject to highway approval and the sites elevated topography. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of the sites availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the suitability of the access and wider road network to support development on the site is subject to highway approval and the sites elevated topography. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
PON022	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the ability to provide an appropriate access to the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the ability to provide an appropriate access to the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
PON023X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
PON024X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
PON025	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the suitability of the access and wider road network to support development on the site is subject to highway approval and the sites relationship to the built form of the settlement requires due consideration. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of the sites availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the suitability of the access and wider road network to support development on the site is subject to highway approval and the sites relationship to the built form of the settlement requires due consideration. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PON027	Rear of 5 Whitwell Lane, Pontesbury	Pontesbury	0.25	8	0.10	The site consists of an agricultural field located to the south of Pontesbury	Character to north, east and west is primarily residential. Character to south is predominantly agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the local road network & access to the site is very constrained (narrow and rural in character) with a ford at the junction of Whitwell Lane, the suitability of any access off this road is subject to highway approval. Adjoining residential amenity is a consideration. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site and proximity to heritage assets. The site is also within proximity of a listed building and scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the local road network & access to the site is very constrained (narrow and rural in character) with a ford at the junction of Whitwell Lane, the suitability of any access off this road is subject to highway approval. Adjoining residential amenity is a consideration. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site and proximity to heritage assets. The site is also within proximity of a listed building and scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PON028	Land adjacent to Mary Webb Close, Pontesbury	Pontesbury	0.59	18	0.24	The site consists of part of an agricultural field located to the north of Pontesbury	Character to north, east and west is predominantly agricultural. Character to the south is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the adjoining road is a relatively narrow rural road, the suitability of any potential access is subject to highway approval. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site. The site is also within proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the adjoining road is a relatively narrow rural road, the suitability of any potential access is subject to highway approval. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site. The site is also within proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PON029	Willow House, Pontesbury	Pontesbury	0.39	12	0.16	The site consists of a large dwelling, its outbuildings, curtilage and associated paddock.	Surrounding character is predominantly agricultural, however the adjacent site to the south-west has been allocated for/received Planning Permission for residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the sites access would be either via Hinton Lane, which is narrow and rural in character, which will require due consideration or via the adjacent development site - subject to layout. The suitability of any access into the site is also subject to highway approval. Additionally Hinton Lane has a difficult junction with Hall Bank, and is in proximity to the access for the property on the corner of Hinton Lane, the suitability of the wider road network to support the redevelopment of the site is subject to highway approval. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of these assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains and is in proximity of trees subject to TPO protection, therefore development is also subject to an assessment of impact on a tress subject to TPO in order to demonstrate how they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site adjoins but is located outside the development boundary within the open countryside. As suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the sites access would be either via Hinton Lane, which is narrow and rural in character, which will require due consideration or via the adjacent development site - subject to layout. The suitability of any access into the site is also subject to highway approval. Additionally Hinton Lane has a difficult junction with Hall Bank, and is in proximity to the access for the property on the corner of Hinton Lane, the suitability of the wider road network to support the redevelopment of the site is subject to highway approval. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of these assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains and is in proximity of trees subject to TPO protection, therefore development is also subject to an assessment of impact on a tress subject to TPO in order to demonstrate how they can be safeguarded.
PON030	Land south of The Ozarks, Pontesbury	Pontesbury	0.26	8	0.10	The site consists of a small field located between the property known as The Ozarks and Minsterley Road.	Character to the west is predominantly agricultural. Character to the south is predominantly residential. Character to the north is a mix of large rural dwellings on large plots (immediately to the north of the site), beyond which it is agricultural. Character to the east is a mix of residential and land allocated for residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is elevated above the road and dwellings along it, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. It is understood that the site may be subject to contamination, which will require due consideration. There are overhead power lines on the site and it is understood that there are pipes under the site, this will also require due consideration. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site adjoins but is located outside the development boundary within the open countryside. As suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is elevated above the road and dwellings along it, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. It is understood that the site may be subject to contamination, which will require due consideration. There are overhead power lines on the site and it is understood that there are pipes under the site, this will also require due consideration. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PON031	East of Hilton Lane, Pontesbury	Pontesbury	0.36	11	0.14	The site consists of a paddock located to the east of Hinton Lane.	Character to north and east is predominantly agricultural. Character to the south is residential (large dwellings on large plots). Character to the west is a mix of residential development and land allocated for residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site adjoins but is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the sites access would be via Hinton Lane, which is narrow and rural in character, which will require due consideration. The suitability of any access into the site is also subject to highway approval. Additionally Hinton Lane has a difficult junction with Hall Bank, and is in proximity to the access for the property on the corner of Hinton Lane, the suitability of the wider road network to support the redevelopment of the site is subject to highway approval. Adjoining residential amenity is also a consideration. The site is also within proximity of a scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of these assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains and is in proximity of trees subject to TPO protection, therefore development is also subject to an assessment of impact on a tress subject to TPO in order to demonstrate how they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site adjoins but is located outside the development boundary within the open countryside. As suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the sites access would be via Hinton Lane, which is narrow and rural in character, which will require due consideration. The suitability of any access into the site is also subject to highway approval. Additionally Hinton Lane has a difficult junction with Hall Bank, and is in proximity to the access for the property on the corner of Hinton Lane, the suitability of the wider road network to support the redevelopment of the site is subject to highway approval. Adjoining residential amenity is also a consideration. The site is also within proximity of a scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of these assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains and is in proximity of trees subject to TPO protection, therefore development is also subject to an assessment of impact on a tress subject to TPO in order to demonstrate how they can be safeguarded.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PON032	Land north of Mary Webb Close, Pontesbury	Pontesbury	1.12	34	0.45	The site consists of an agricultural field located to the north of Pontesbury.	Character to north, east and west is predominantly agricultural. Character to the south is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the adjoining road is a relatively narrow rural road, the suitability of any potential access is subject to highway approval. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site. The site is also within proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the adjoining road is a relatively narrow rural road, the suitability of any potential access is subject to highway approval. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site. The site is also within proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PON033	North-west of Castle Green, Pontesbury	Pontesbury	6.02	180	2.41	The site consists of part of an agricultural field located to the north-west of Pontesbury.	Surrounding character is predominantly agricultural. However there are residential dwellings to the south-east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is relatively large and projects into the countryside - it forms part of the wider countryside setting of the settlement, this will require due consideration. The adjoining road is a relatively narrow rural road, the suitability of any potential access is subject to highway approval. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site. The site is also within proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Overhead power lines across northern part of site will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is relatively large and projects into the countryside - it forms part of the wider countryside setting of the settlement, this will require due consideration. The adjoining road is a relatively narrow rural road, the suitability of any potential access is subject to highway approval. The site is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site. The site is also within proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Overhead power lines across northern part of site will require due consideration.
PON034	Land south of Bridge Leys Lane, Pontesbury	Pontesbury	4.09	123	1.64	The site consists of a series of agricultural fields located to the south of Pontesbury.	Character to south and east is predominantly agricultural. Character to north and west is a mix of agricultural and residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the sites only road frontage is off Bridge Leys Lane, an unadopted and narrow road. The suitability of this access or any other potential access is subject to highway approval. The site contains and is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the sites only road frontage is off Bridge Leys Lane, an unadopted and narrow road. The suitability of this access or any other potential access is subject to highway approval. The site contains and is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PON035	Land either side of Whitwell Lane, Pontesbury	Pontesbury	1.94	58	0.77	The site consists of agricultural fields to the south of Pontesbury. It is divided into two parcels of land separated by Whitwell Lane.	Character to north, east and south is predominantly agricultural. Character to west is residential (development along Pontesbury Hill Road), beyond which it is agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located outside and detached from the development boundary (albeit adjacent to part of the built form of the settlement) within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the local road network & access to the site is very constrained (narrow and rural in character) with a ford at the junction of Whitwell Lane, the suitability of any access off this road is subject to highway approval. Much of the site is separated from the built form of the settlement by other land, this will require due consideration. Adjoining residential amenity is a consideration. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site and proximity to heritage assets. The site is also within proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Topography of the site will also require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located outside and detached from the development boundary (albeit adjacent to part of the built form of the settlement) within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the local road network & access to the site is very constrained (narrow and rural in character) with a ford at the junction of Whitwell Lane, the suitability of any access off this road is subject to highway approval. Much of the site is separated from the built form of the settlement by other land, this will require due consideration. Adjoining residential amenity is a consideration. The site contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. There is also need to consider trees & hedgerows on the site and proximity to heritage assets. The site is also within proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Topography of the site will also require due consideration.
PON036	Land south of Brookside, Pontesbury	Pontesbury	1.14	34	0.46	The site consists of a series of small agricultural fields located to the south of Pontesbury, close to the historic core of the settlement. Site boundaries are defined by property curtilages to north and east, and field boundaries to south and west.	Character to the north, east and west is predominantly residential. Character to the south is predominantly agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such open market residential development is contrary to policy. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is elevated above the surrounding built form and is very rural in character, this will require due consideration. Access to the site would be off a rural road with a ford, the suitability of this access is subject to highway approval. The site contains and is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of one or more listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Pontesbury is an identified key centre along with Minsterley. The site is located adjacent to but outside the development boundary within the open countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However as Pontesbury has been identified as a potential Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is elevated above the surrounding built form and is very rural in character, this will require due consideration. Access to the site would be off a rural road with a ford, the suitability of this access is subject to highway approval. The site contains and is in proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of one or more listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PPW001X	Rear of Walford House	Prees	0.1	N/A	N/A						



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PPW002	Land off Lighteach Road, Prees	Prees	1.18	35	0.47	Greenfield site on W edge of Prees outside but adjoining development boundary. Currently in agricultural use for pasture/fodder crops. Agricultural use to N, E and W with some residential development to E and S. Boundaries clearly defined by neighbouring properties to S and E; to E and N by hedgerows and Lighteach Rd; however W boundary arbitrary line across field no physical definition. Site has road frontage to Lighteach Rd but no obvious current vehicle access except through adjacent land. No pedestrian or cycle access except via Lighteach Rd - no pavement provision.	Agricultural and generally open countryside with some edge of village development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.
PPW004	East of Whitchurch Road, Prees	Prees	1.97	59	0.79	Linear greenfield site outside but adjacent to development boundary on N edge of Prees. Currently in agricultural use for grazing. Site is 2 main sections connected by narrow strip to rear of properties off Whitchurch Rd. Both sections have Prees by-pass to E and bounded by hedgerows and trees. N larger section has residential properties to N and S and is opposite new medical centre on Whitchurch Rd which also forms W boundary of site. Smaller S portion does not have road frontage and has properties and gardens to W and car park and village hall and club to S. Site has road frontage and current vehicle access to Whitchurch Rd. Pedestrian and cycle links via same route - pavement provision along Whitchurch Rd - to established networks.	Linear development along Whitchurch Rd within wider context of agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the ability to provide an appropriate access is subject to highway approval. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the ability to provide an appropriate access is subject to highway approval. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PPW005	Land off Shrewsbury Street, Prees	Prees	3.40	102	1.36	Greenfield site outside but adjoining development boundary on S edge of Prees. Currently in agricultural use for grazing/pasture. Site has Prees Industrial Estate to N and individual properties to W. S and N is further agricultural land. Site boundaries are clearly defined by hedgerows and trees and existing field boundaries. Site does not have road frontage as such but current vehicle access via track between The Beeches and Industrial estate. Pedestrian and cycle links via same route to established network - pavement provision on Shrewsbury Rd into village centre.	Edge of village site - development on 2 sides open countryside to S and E.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, the site does not appear to have a road frontage or suitable point of access.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site does not appear to have a road frontage or suitable point of access.
PPW006	Land off Brades Road, Prees	Prees	1.48	44	0.59	Brownfield site outside but adjoining development boundary on W edge of Prees. Currently in use as storage and repair/maintenance for Gro-Continental. Several large warehouse/sheds on site and remaining area hard surfaced. Site has agricultural use to N, S, and E, with Prees Industrial Estate to E across stream which forms E boundary of site. Site boundaries clearly defined by hedgerows/trees to N, E and S and by Brades Rd on W. Site has road frontage and current vehicle access to Brades Rd. No pedestrian links - no pavement provision.	Open countryside and edge of settlement.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore approximately 25% of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance Brades Road is single track at the site, the suitability and capacity of this access to serve alternative uses on this site would be subject to Highway approval. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also somewhat separated from the residential element of Prees, this will require due consideration.	Currently Suitable - Subject to Further Detailed Assessment	The site is currently in employment use. As such alternative employment uses on the site are suitable in principle, subject to material considerations. However approximately 25% of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Other material considerations include suitable management of any physical, heritage and environmental constraints present. For instance Brades Road is single track at the site, the suitability and capacity of this access to serve alternative uses on this site would be subject to Highway approval. The site is also within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PPW007	Land off Moreton Street, Prees	Prees	0.32	10	0.13	Greenfield site outside but adjoining development boundary on NE edge of Prees Currently in agricultural use for fodder crops/rough grazing. Site has residential use to E and further agricultural land to N, S, and W. Site boundaries are well defined by trees and hedgerows to N, S, and E, however W boundary is simple line across field. Site has no road frontage as such but current vehicle access is via track to Moreton Street. Pedestrian and cycle access via same but no pavement provision on Moreton St.	Linear development and open countryside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the ability to provide an appropriate access is subject to highway approval. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the ability to provide an appropriate access is subject to highway approval. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PPW008	Land off Primrose Lane, Prees	Prees	0.95	29	0.38	Greenfield site outside but adjoining development boundary on NE edge of Prees. Currently in agricultural use as grazing/pasture land. Site has residential properties to S and W and further agricultural land to N and E. Boundaries to N and E are not physically defined on the ground but S and W boundaries are defined by hedgerows and trees with some fencing. Site has road frontage to Primrose Lane but no current vehicle access. No pedestrian or cycle links.	Linear development and open countryside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the ability to provide an appropriate access is subject to highway approval. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the ability to provide an appropriate access is subject to highway approval. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PPW009	Builders Yard, Shrewsbury Street, Prees	Prees	0.33	10	0.13	Former builders yard outside but inset into development boundary on edge of village centre. Brownfield site currently used for some parking and storage. No built structures on site but appears to be hard surfaced (concrete?). Site adjoins Prees Industrial Estate to S and W and has residential development to N and E. To N also borders SAMDev allocated housing site. Boundaries appear clearly defined by Shrewsbury St on E and large Leylandii hedge, to S and E by hedgerow and fencing with Industrial estate and to N by hedgerow. Site has road frontage and current vehicle access to Shrewsbury St. Pedestrian and cycle access via same route to established network - pavement provision on Shrewsbury St,	Commercial and suburban	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site adjoins an existing industrial estate which will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the site adjoins an existing industrial estate which will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PPW010	Land to east of Whitchurch Road, north of Prees	Prees	5.51	165	2.21	Single large greenfield site outside and away from development boundary. Currently in agricultural use for arable/fodder crops. Site is surrounded by other agricultural land and site boundaries clearly defined by trees, hedgerows and fencing. Site has road frontage and current vehicle access to A49 (Whitchurch Rd). No pedestrian access or links to site. Cycle links via A49.	Open countryside	Not Suitable	Site is detached from the built form of the settlement and is in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to the sites location separated from the built form of the settlement by other land, it is not considered to have long term potential for open market residential development.	Not Suitable	Site is detached from the built form of the settlement and is in the countryside for policy purposes. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites location separated from the built form of the settlement by other land, it is not considered to have long term potential for other forms of employment development.
PPW011	Holy Lodge, Moreton Street, Prees	Prees	0.39	12	0.16	Mixed site comprising 2 residential dwellings, associated gardens and area in use as paddock/rough grazing as part of ribbon development on N edge of Prees. Approx. third of site within development boundary. Site boundaries are clearly defined by adjoining properties and trees/hedgerows with adjoining agricultural land. Site has agricultural land to W and N and individual dwellings of ribbon type development along Moreton St. Site has road frontage and current vehicle access to Moreton St. Pedestrian and cycle links via Moreton St - no pavement provision - to established network.	Open countryside and linear residential development	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The principle of development is accepted for that part of the site inside the development boundary, subject to material considerations. The remainder of the site is located adjacent to but outside of the settlement development boundary, consequently open market residential development on this element of the site would currently be contrary to policy. However, the entire site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The principle of development is accepted for that part of the site inside the development boundary, subject to material considerations. The remainder of the site is located adjacent to but outside of the settlement development boundary, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the entire site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PPW013	Land east of Moreton Street, Prees	Prees	4.12	124	1.65	Large single greenfield outside but adjoining development boundary on E edge of Prees. Currently in agricultural use for grazing/fodder crops. Site has agricultural land to N, E, and S and residential dwellings off Moreton St to W. Site boundaries are clearly defined by hedgerows and number of mature trees on all sides. Site has no road frontage as such but has current vehicle access to Moreton St via single track rough trackway. Pedestrian and cycle links via same to Moreton St - no pavement provision - to established network.	Open countryside and linear residential development	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, the site does not appear to have a road frontage or suitable point of access.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site does not appear to have a road frontage or suitable point of access.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PPW014	Land off A49, north of Prees	Prees	0.48	14	0.19	Linear greenfield site between A49 and Whitchurch Rd E of Park terrace, outside and away from development boundary to N of Prees. Site is bordered by A49 to E and Whitchurch Rd to W with residential dwellings to W and S and agricultural land to N and E. Site boundaries are clearly defined by hedgerows and trees to N, E and W, and by fencing to S. Site has road frontage and current vehicle access to Whitchurch Rd. Pedestrian and cycle links via same access - pavement provision on Whitchurch Rd - to established network	Open countryside and linear residential development	Not Suitable	Site is detached from the built form of the settlement and is in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to the sites location separated from the built form of the settlement by other land, it is not considered to have long term potential for open market residential development.	Not Suitable	Site is detached from the built form of the settlement and is in the countryside for policy purposes. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites location separated from the built form of the settlement by other land, it is not considered to have long term potential for other forms of employment development.
PPW015	Land at Lacon Street, east of Prees	Prees	0.60	18	0.24	Greenfield site in open countryside outside development boundary and remote from Prees to E of village. Site is currently in agricultural use for rough grazing. Site has agricultural land on all sides and individual scattered dwellings on E, S, and W. Site boundaries are clearly defined by trees and hedgerows on all sides; E boundary contains 3 large mature established deciduous trees. Site has road frontage and current vehicle access to Lacon Street. Pedestrian and cycle access via same link to Lacon St but no pavement provision. Site is in proximity to 2 large ponds on opposite side Lacon St.	Open countryside with scattered individual dwellings.	Not Suitable	The site is some distance from the development boundary and in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to the sites location it is not considered to have long term potential for open market residential development.	Not Suitable	The site is some distance from the development boundary and in the countryside for policy purposes. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites location it is not considered to have long term potential for other forms of employment development.
PPW017	Lily Fields, Lighteach Road, north of Prees	Prees	4.67	140	1.87	Large greenfield site outside and away from development boundary to W of Prees. Currently in agricultural use for arable/fodder crops. Site is surrounded by open countryside in agricultural use with Lilyfields farm complex and Lily Hall to W. Site boundaries clearly defined by trees, hedgerows and original field boundaries. Site has road frontage and current vehicle access to Lighteach Rd. Pedestrian access difficult because no pavement, cycle access via same route to established network.	Open countryside.	Not Suitable	The site is separated from the development boundary by other land. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to the sites location it is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the development boundary by other land. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location it is not considered to have long term potential for other forms of employment development.
PPW018	Land off Brades Road, Prees	Prees	2.39	72	0.95	The south-western part of the site is in agricultural use (grazing), the north-eastern comprises scrub and mature trees.	Prees industrial estate lies to the east and there is a further employment use to the south. A sports ground lies to the north-west and there is a small strip of residential properties to the north. The site is also adjacent to a field in agricultural use to the south-west.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, flood zones 2 and/or 3 run through the central portion of the site - north to south, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Of the remaining area, the eastern portion can only be accessed either through the area of flood risk and is therefore subject to the same considerations, or through the adjacent employment site, which is unlikely to be appropriate for a residential development. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within proximity of a conservation area and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, flood zones 2 and/or 3 run through the central portion of the site - north to south, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to the western portion of the site is also subject to highway approval. The site is also within proximity of a conservation area and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PPW019	Land east of Shrewsbury Street, Prees	Prees	2.94	88	1.18	Site is in agricultural use (grazing) and is sandwiched between Shrewsbury Street which forms its western boundary and the A49 which forms its eastern boundary. The sites northern boundary is defined by residential curtilages. Its southern boundary is formed by an agricultural field boundary.	Prees industrial estate lies to the west, residential uses to the north and agricultural land to south and east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is elevated and its topography will require due consideration. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is elevated and its topography will require due consideration. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
PPW014	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for development and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable; and viable (subject to any further necessary viability assessment). Its availability is unknown. However due to the sites location separated from the built form of the settlement by other land, it is not considered to have long term potential for open market residential development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not suitable for development as it is detached from the built form of the settlement where suitable employment development is limited to small scale rural enterprise and diversification schemes.
PPW015	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However due to the sites location separated from the built form of the settlement by other land, it is not considered to have long term potential for open market residential development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not suitable for development as it is detached from the built form of the settlement where suitable employment development is limited to small scale rural enterprise and diversification schemes.
PPW017	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However due to the sites location separated from the built form of the settlement by other land, it is not considered to have long term potential for open market residential development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not suitable for development as it is detached from the built form of the settlement where suitable employment development is limited to small scale rural enterprise and diversification schemes.
PPW018	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viable	The site has been submitted through the 'call for sites' for a relevant use. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. Furthermore flood zones 2 and/or 3 run through the central portion of the site - north to south, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Of the remaining area, the eastern portion can only be accessed either through the area of flood risk and is therefore subject to the same considerations, or through the adjacent employment site, which is unlikely to be appropriate for a residential development. The remainder of the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in the countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However flood zones 2 and/or 3 run through the central portion of the site - north to south, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
PPW019	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PPW020	Land to rear of medical centre, Prees	Prees	1.51	45	0.60	Site is an irregularly shaped field in agricultural use. It lies behind the medical centre to the north of Prees. Site boundaries are defined by the medical centre curtilage to the east, but are relatively undefined to north, west and south.	A medical centre to the east, agricultural land otherwise.	Not Suitable	The site is separated from the development boundary by other land. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore a small portion of the site is located within flood zones 2 and/or 3, however this includes the sites proposed access, as such the site can only be accessed through flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Not Suitable	The site is separated from the development boundary by other land. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small portion of the site is located within flood zones 2 and/or 3, however this includes the sites proposed access, as such the site can only be accessed through flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
PPW021a	Land east of Lighteach Road, Prees	Prees	6.62	199	2.65	The site consists of a large agricultural field located to the north of Prees. The sites northern, eastern and southern boundaries are defined by agricultural field boundaries. The sites western boundary is defined by property curtilages and Lighteach Road.	Character to north and east is predominantly agricultural. Character to the south is primarily residential. Character to the west is a mix of residential and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, approximately 20% of the site is located within flood zones 2 and/or 3 (including the southern access), therefore this element of the would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, the remainder of the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is large, this will require due consideration. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 20% of the site is located within flood zones 2 and/or 3 (including the southern access), therefore this element of the would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is large, this will require due consideration. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PPW021b	Land east of Lighteach Road, Prees	Prees	4.78	143	1.91	The site consists of the elements of a large agricultural field located outside of flood risk zones 2 and/or 3, to the north of Prees. The sites northern boundary is defined by agricultural field boundaries. The sites western boundary is defined by property curtilages and Lighteach Road. The sites eastern and southern boundaries are defined by the extent of flood zones 2 and/or 3.	Character to north and east is predominantly agricultural. Character to the south is a mix of residential and the element of the wider agricultural field located in flood zones 2 and/or 3. Character to the west is a mix of residential and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is large, this will require due consideration. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is large, this will require due consideration. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PPW021c	Land adjacent to Leasholme, Prees	Prees	0.28	8	0.11	The site consists of the small portion of a wider agricultural field, which fronts onto Lighteach Road. The site is located to the north of Prees. The sites western boundary is defined by Lighteach Road. Its southern boundary is defined by an agricultural field boundary. Its eastern boundary is defined by a property curtilage. Its eastern boundary is undefined.	Character to north, east and west is predominantly agricultural. Character to the south is residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.
PPW022	North of Lacon Street, Prees	Prees	3.04	91	1.22	Site comprises a square field in agricultural use to the north of Lacon Street. The sites southern boundary is defined by Lacon street. Its western boundary is defined by residential curtilages. Its northern and eastern boundaries are defined by agricultural field boundaries.	Land to the west and part of the eastern boundary is in residential use, otherwise surrounding character is agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
PPW023	Land west of A49, north of Prees	Prees	0.24	7	0.10	Site is a narrow rectangular field in agricultural use, sandwiched between the A49 and Whitchurch Road just south of their junction. These roads form the sites eastern, western and northern boundaries. Its southern boundary is an agricultural field boundary.	Agricultural to all sides.	Not Suitable	The site is separated from the development boundary by other land. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to the sites location it is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the development boundary by other land. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location it is not considered to have long term potential for other forms of employment development.
PPW024	Land north of The Mount, Shrewsbury Street, south of Prees	Prees	0.94	28	0.38	The site is in agricultural use and is sandwiched between the A49 and Shrewsbury Street, south of Prees. The sites western boundary is defined by Shrewsbury Street, its eastern boundary by the A49, its northern boundary by an agricultural field boundary and its southern boundary by a property curtilage.	Land to the north and east (the other side of the A49) is in agricultural use. Small scale residential development occurs along part of the eastern boundary and the isolated property, The Mount, lies to the south of the site.	Not Suitable	The site is separated from the development boundary by other land. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to the sites location it is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the development boundary by other land. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location it is not considered to have long term potential for other forms of employment development.
PPW025	Land North of Tudor House, Prees	Prees	1.76	53	0.70	Site is a mostly rectangular field in agricultural use off Whitchurch Road, north of Prees. The sites is bounded by Whitchurch Road to the east, property curtilages to the south, an agricultural field boundary/medical centre curtilage to the north and the extent of flood zones 2 and/or 3 to the west (this runs through the promoted agricultural field).	Land to the east and south is primarily in residential use although there is also agricultural use to the north-east. To the north is a mix of agricultural land and the medical centre. To the west land is primarily in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, a small proportion of the site (on its western boundary) is located within flood zones 2 and/or 3, therefore this element of the would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, the remainder of the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary by other land. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small proportion of the site (on its western boundary) is located within flood zones 2 and/or 3, therefore this element of the would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
PPW026	Land adj. Wood Lodge, east of Prees	Prees	0.40	12	0.16	The site is in agricultural use and contains a pond within a wooded area, close to its boundary with Lacon Street. It lies between the residential properties of Wood Lodge and The Crest. The sites northern boundary is defined by Lacon Street, its southern boundary is defined by an agricultural field boundary. Its eastern and north-western boundaries are defined by a property curtilage. Its south-western boundary is undefined, seeming to run through an agricultural field.	Surrounding character is predominantly agricultural. However there are several rural dwellings along Lacon Street to the east, west and north.	Not Suitable	The site is separated from the development boundary by other land. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to the sites location it is not considered to have long term potential for open market residential development. Furthermore the ability to provide an appropriate access, particularly given the location of the pond on the site - fronting Lacon Street, is subject to highway approval. The pond may also be of biodiversity interest.	Not Suitable	The site is separated from the development boundary by other land. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location it is not considered to have long term potential for other forms of employment development. Furthermore the ability to provide an appropriate access, particularly given the location of the pond on the site - fronting Lacon Street, is subject to highway approval. The pond may also be of biodiversity interest.
PPW027	Land adjoining Armoury Lane, Lacon Street, east of Prees	Prees	0.54	16	0.22	The site is a triangular shaped field located to the east of Prees. The site boundaries are defined by Lacon Street to the north, Armoury Lane to the south and a gypsy and traveller site to the west.	Surrounding land uses are predominantly agricultural. However there is also a gypsy and traveller site to the west.	Not Suitable	The site is separated from the development boundary by other land. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to the sites location it is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the development boundary by other land. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location it is not considered to have long term potential for other forms of employment development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
PPW023	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However due to the sites location separated from the built form of the settlement by other land, it is not considered to have long term potential for open market residential development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not suitable for development as it is detached from the built form of the settlement where suitable employment development is limited to small scale rural enterprise and diversification schemes.
PPW024	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However due to the sites location separated from the built form of the settlement by other land, it is not considered to have long term potential for open market residential development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not suitable for development as it is detached from the built form of the settlement where suitable employment development is limited to small scale rural enterprise and diversification schemes.
PPW025	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. Furthermore, a small proportion of the site (along its western boundary) is located within flood zones 2 and/or 3, therefore this element of the would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small proportion of the site (along its western boundary) is located within flood zones 2 and/or 3, therefore this element of the would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
PPW026	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However due to the sites location separated from the built form of the settlement by other land, it is not considered to have long term potential for open market residential development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not suitable for development as it is detached from the built form of the settlement where suitable employment development is limited to small scale rural enterprise and diversification schemes.
PPW027	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However due to the sites location separated from the built form of the settlement by other land, it is not considered to have long term potential for open market residential development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is not suitable for development as it is detached from the built form of the settlement where suitable employment development is limited to small scale rural enterprise and diversification schemes.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
RUY001	Land at Muckemoor, Ruyton XI Towns	Ruyton XI Towns	0.91	27	0.36	Greenfield site outside and away from development boundary of Ruyton-XI-Towns on E periphery of settlement along B4397 to Baschurch at Platt Bridge. Housing element of proposed site is within valley of River Perry. Site is currently part in agricultural use for rough grazing/paddock on S portion and established woodland on N portion. Site has existing residential use to N, River Perry along W boundary, agriculture to S and woodland to E. Site boundaries are clearly defined by fencing to N, trees to E and W although S boundary is not physically defined. Site has road frontage and current vehicle access to B4397. Pedestrian and cycle access to B4397 and established network - pavement provision on B4397.	Residential to N, river valley to E agriculture and woodland to W and S.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. Furthermore, approximately 20% of the site is located in flood zones 2 and/or 3, therefore this element would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary, as such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 20% of the site is located in flood zones 2 and/or 3, therefore this element would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY002	Land at Platt Bridge, Ruyton XI Towns	Ruyton XI Towns	0.47	14	0.19	Greenfield site outside but adjacent to development boundary on E periphery of Ruyton. Site appears to be garden land to property of Platt Mill farm though may also be used for informal grazing. The site runs alongside River Perry on W boundary and approx. 32% of site in flood zones 2 and 3. Site has Platt Mill Farm to N and Platt Mill industrial estate; further agricultural land to E; S is residential development; to W is River Perry. Boundaries are clearly defined by trees/hedgerows/fencing to N, S and E to W boundary is river Perry. Site has road frontage and current vehicle access to road to Stanwardine in the Fields. Pedestrian and cycle access via road to established networks but no pavement provision.	Edge of village within countryside context.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside and away from development boundary therefore in open countryside. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside and away from development boundary therefore in open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of development subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY005	Land west of Avondale, Ruyton XI Towns	Ruyton XI Towns	0.52	15	0.21	Greenfield site outside but adjacent to development boundary on W periphery of village. Current use of site is unclear but is heavily wooded may have some grazing use. Site contains number of established mature trees both within and on boundary. Site boundaries clearly defined on all sides by hedgerows and trees. Site has individual residential properties to E and W, agricultural land to S and N. Site has road frontage and current vehicle access to B4397. Pedestrian and cycle links to established network via B4397 - pavement provision into village.	Residential development on edge of village with rural outlook.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside and away from development boundary therefore in open countryside. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside and away from development boundary therefore in open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY006	Land south of Cliffe House, Ruyton XI Towns	Ruyton XI Towns	0.35	10	0.14	Small greenfield site outside but adjoining development boundary on S edge of settlement. Currently in agricultural use for grazing/pasture. Site has dwellings and garden land to N and E and further agricultural land to S and W. Site boundaries are clearly defined by trees and hedgerows on all sides. 0.35ha site size includes 125m of access track - 'real' site size approx. 0.23 ha. Site currently accessed via track from Pound Lane so has no road frontage as such. Pedestrian and cycle access via same track but no pavement provision.	Edge of settlement character - large individual properties and agricultural land extending into open countryside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY007	Land to rear of Riversdale, Church St, Ruyton XI Towns	Ruyton XI Towns	0.27	8	0.11	Greenfield site within development boundary in village centre N of B4397 opposite primary school. Site appears to have no current use other than informal recreation. Site boundaries are clearly defined by hedgerows, trees and fencing. Site has residential development on all sides and Post Office/general Store on SW corner. Site has road frontage to B4397 current vehicle access also to B4397. Access could also be via Grove Court on E boundary. Pedestrian and cycle access via B4397 or Grove Court to established network.	Residential development in village centre.	Currently Suitable - Subject to Further Detailed Assessment	Greenfield infill site within development boundary. As such suitable in principle, subject to material considerations. Suitability is also subject to suitable management of any physical, heritage and environmental constraints present. For instance comments from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings and scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Currently Suitable - Subject to Further Detailed Assessment	Greenfield infill site within development boundary. As such suitable in principle, subject to material considerations. Suitability is also subject to suitable management of any physical, heritage and environmental constraints present. For instance comments from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings and scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. Any employment uses would need to complement the sites residential setting.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
RUY010	Land south of Olden Lane, Ruyton XI Towns	Ruyton XI Towns	1.24	37	0.50	Greenfield site outside and away from development boundary on W edge of settlement. Currently in agricultural use for arable/fodder crops. Site has agricultural land on all four sides together with some residential properties to Now and NE. Site boundaries clearly defined to N, E and W by trees, hedgerows and fencing; boundary to S is not physically defined. Site has road frontage and current vehicle access to B4397. Pedestrian and cycle access via same route to established networks - pavement provision on B4397	Open countryside on edge of village.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside and away from development boundary therefore in open countryside. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside and away from development boundary therefore in open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY011	Land south of Cliffe House, Ruyton XI Towns	Ruyton XI Towns	1.03	31	0.41	Small greenfield site outside but adjoining development boundary on S edge of settlement. Currently in agricultural use for grazing/pasture. Site has dwellings and garden land to W and further agricultural land to N, S, and W. Site boundaries are clearly defined by trees and hedgerows on all sides. Site currently accessed via track from Pound Lane so has no road frontage as such. Pedestrian and cycle access via same track but no pavement provision.	Edge of settlement character - large individual properties and agricultural land extending into open countryside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY012	Land at Barncroft, west of Ruyton XI Towns	Ruyton XI Towns	1.54	46	0.62	Barncroft caravan site and storage facility approx. 700m W of Ruyton on B4397. Greenfield site currently in operation as touring caravan site (E portion) and farming operation (W portion). Site is surrounded by countryside in agricultural use and site boundaries are clearly defined by hedgerows and trees on all sides. Promoted site wraps around farmhouse, business offices and storage operation. Site has extensive road frontage to B4397 and 2 formal vehicle access points. No provision is made for pedestrian access, cycle links via B4397.	Open countryside	Not Suitable	Site is outside and separated from the development boundary and the settlements built form. As such open market residential development is contrary to policy and the site is not considered to have long term potential for this form of development.	Not Suitable	Site is outside and separated from the development boundary and the settlements built form. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location, it is not considered to have long term potential for other form of employment development.
RUY014	Land west of Ruyton Hall, Ruyton XI Towns	Ruyton XI Towns	1.11	33	0.45	Greenfield site outside but adjoining development boundary on W edge of village. Site appears to have no operational use and may be garden land of Ruyton Hall to E. Site contains a number of mature established trees both deciduous and coniferous which may have ecological significance. Site boundaries are clearly defined by trees and hedgerows and brick wall to N on boundary with B4397 and some fencing to S. Site has road frontage and current vehicle access to B4397. Pedestrian and cycle access via same route to established network - pavement provision on B4397.	Edge of settlement character - large individual properties and agricultural land extending into open countryside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY015	Land at Rear of Hall Farm, Church Street, Ruyton XI Towns	Ruyton XI Towns	0.62	19	0.25	Greenfield site part in and part outside development boundary on S edge of village. Site appears to be used as garden land for Hall Farm, The Cottage and Leicester House contains tennis court and lawn with shrubs etc, site also includes more formal garden area of Leicester House but not the house itself. Site has residential use to N and W; Talbot Inn and primary school are to E; agricultural land to S with large pond immediately adjacent to S. Boundaries are well defined by trees, hedgerows and access track although NW boundary not physically defined. Site has short road frontage to B4397 between the Cottage and Leicester House but current vehicle access is via Hall Farm. Pedestrian and cycle access via same route to established links.	Mixed use although residential dominant.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Much of the site is outside but adjoining the development boundary. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Much of the site is outside but adjoining the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Proposed employment development on the site must complement the sites residential setting and location adjacent to the primary school.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
RUY016	Land at Five Ways, Ruyton XI Towns	Ruyton XI Towns	0.25	8	0.10	Greenfield site outside but adjoining development boundary to E edge of village. Site forms wedge of agricultural land between Startlewood Lane and Little Ness Rd. Site has individual residential properties to W and N and further agricultural land to E and S. Boundaries are clearly defined by roads and trees/hedgerows on N, E and W sides and fencing to S. Site has road frontages to E and W to Startlewood Lane and Little Ness Rd respectively but no current direct vehicle access (access currently via adjacent field). No provision for pedestrian links. Cycle links via either road to established network.	Edge of settlement character - large individual properties and agricultural land extending into open countryside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY017X	J.L. Allen Vehicle Repairs	Ruyton XI Towns	0.2	N/A	N/A						
RUY019	Former Dairy Site, School Road, Ruyton XI Towns	Ruyton XI Towns	2.26	68	0.91	Pentons Dairy currently still in operation. Brownfield site within development boundary comprising large single/two storey buildings for processing, storage etc, offices, parking, access, maintenance etc, Site has residential to N, E and S and agricultural land to W. Site boundaries are clearly defined by neighbouring properties and hedgerow/fencing to W. Site has road frontage to School Road and potential access to B4397. Current vehicle access is via School Rd. Pedestrian and cycle access via School Rd - pavement provision - to established network.	Residential development and open countryside to W.	Currently Suitable - Subject to Further Detailed Assessment	Site is considered suitable for open market residential development. Suitability is subject to material considerations and suitable management of any physical, heritage or environmental considerations. For instance the site is within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Currently Suitable - Subject to Further Detailed Assessment	Site is considered suitable for employment development. Suitability is subject to material considerations and suitable management of any physical, heritage or environmental considerations. For instance the site is within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY020	Land at Brownhill, Ruyton XI Towns	Ruyton XI Towns	28.90	867	11.56	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 N along B4397 and to W along Little Ness Rd; to and E is further agricultural land. Boundaries are clearly defined with residential properties to N by hedgerows/trees/fences and Little Ness Rd to W; boundaries to S and E also made up of trees and hedgerows although some sections were no physical boundary. Site has short road frontage and current vehicle access with Little Ness Rd and other vehicle access from B4397 in NE portion of site. Pedestrian and cycle access via same to B4397 and established network.	Residential ribbon development along B4397 to N open countryside to E, S and SW.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. he site is very large, its relationship to the existing built form of the settlement will require due consideration. The site is within 300m of several grade 2 listed buildings and scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints. For instance comments will be needed from highway department regarding highway access. he site is very large, its relationship to the existing built form of the settlement will require due consideration. The site is within 300m of several grade 2 listed buildings and scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY022	East of Bay Cottage, Little Ness Road, Ruyton XI Towns	Ruyton XI Towns	0.47	14	0.19	Greenfield site outside and adjoining development boundary. Currently in agricultural use for rough grazing/paddock use. Site has residential use to N and W and open agricultural fields to E and S and Little Ness Lane also on W boundary. Boundaries clearly defined by established trees and hedgerows to S and E and by Little Ness Rd and residential properties to W and N. Site has road frontage and current vehicle access to Little Ness Rd on W boundary. Pedestrian and cycle access via same route to established network.	Character to the north and west is predominantly residential. Character to the south and east is predominantly agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY023	Land south of B4397, Ruyton XI Towns	Ruyton XI Towns	1.00	30	0.40	Greenfield site outside development boundary, near the built form of the village. Currently in agricultural use. Site has residential use to N and open agricultural fields to E and S with access road along E boundary. Boundaries defined by established trees and hedgerows to S, W and N and by Mill Lane to the E. Road access to east via Mill Lane, and pedestrian and cycle access via same route to established network. Slight slope upwards from E to W.	Residential dwellings north of the site, with River Perry to the east across from the access road (Mill Lane).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
RUY016	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment
RUY017X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
RUY019	Currently Available	The site has been the subject of a lapsed Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development	Availability Unknown	The site has been the subject of a lapsed Planning Application for an alternative use and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to material considerations and appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	The site is suitable for employment development subject to material considerations. Its availability, achievability and viability are unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However, the site may have long term potential, subject to confirmation of the sites availability, achievability and viability; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
RUY020	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include provision of satisfactory highway access and potential impacts on heritage assets. For instance the site is very large, its relationship to the existing built form of the settlement will require due consideration. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential for other forms of employment, subject to appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include provision of satisfactory highway access and potential impacts on heritage assets. For instance the site is very large, its relationship to the existing built form of the settlement will require due consideration. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
RUY022	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment
RUY023	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
RUY024	Land at Park Farm, Park Bank, Ruyton XI Towns	Ruyton XI Towns	4.32	130	1.73	Greenfield site outside development boundary, to the north of the village. Currently in agricultural use. Site has residential use to S and open agricultural fields to W and N with road access via Park Bank along E boundary. Boundaries defined by established trees and hedgerows to S, W and N and by Park Bank to the E. Road access to east via Mill Lane, and pedestrian and cycle access via same route to established network.	Character to the north and west is predominantly residential. Character to the south and east is a mix of residential and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site projects into the countryside. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site projects into the countryside. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY025	Land off Grug Hill, Ruyton XI Towns	Ruyton XI Towns	1.30	39	0.52	Greenfield site outside development boundary, to the north of the village. Currently in agricultural use. Site has residential use to E and open agricultural fields to W, S and N with road access via Grug Hill along W boundary. Boundaries defined by established trees and hedgerows to N and SW and by residential curtilage to the E. Road access to west via Grug Hill, and pedestrian and cycle access via same route to established network. Site slopes downwards from N to S.	Residential to the immediate east of the site, with agricultural land to N, S and W	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY026	Land south of Grug Hill, Ruyton XI Towns	Ruyton XI Towns	4.07	122	1.63	Greenfield site outside development boundary, to the north of the village. Currently in agricultural use. Site has residential use to E and open agricultural fields to W, S and N with road access via Grug Hill along N boundary. Boundaries defined by established trees and hedgerows to N and SW and by residential curtilage to the E. Road access to west via Grug Hill, and pedestrian and cycle access via same route to established network.	Some residential to the immediate east of the site, with agricultural land to N, S and W	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjoining the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
RUY027	Land west of School Road, Ruyton XI Towns	Ruyton XI Towns	0.50	15	0.20	Greenfield site within development boundary, to the north side of the village. Significant tree felling required if this site is to be developed. Site has surrounding residential use and agricultural to the W. Road access is via School Road along E boundary. Boundaries defined by established trees and hedgerows. Road access to west via School Lane, and pedestrian and cycle access via same route to established network.	Character to north, east and south is predominantly residential. Character to the east is agricultural	Not Suitable	Greenfield infill site within development boundary. However the site is heavily wooded and therefore unsuitable for development.	Not Suitable	Greenfield infill site within development boundary. However the site is heavily wooded and therefore unsuitable for development.
RUY028	Land West of the Former Dairy Site, School Road, Ruyton XI Towns	Ruyton XI Towns	1.45	44	0.58	Greenfield site outside development boundary, to the north-west of the village. Currently in agricultural use. Site has industrial use to E and open agricultural fields to W, S and N with no access road. Boundaries defined by established trees and hedgerows.	Site has industrial use to E and open agricultural fields to W, S and N with no access road.	Not Suitable	Greenfield site outside and adjoining development boundary therefore in open countryside. As such open market residential development is contrary to policy. Furthermore, the site appears to be landlocked, the ability to provide an appropriate access to and into the site is therefore unclear. Promotional material suggests access could be provided via other sites promoted in the same ownership, however this would be reliant on the suitability of other sites and the eventual development layout. The suitability of any proposed access would also be subject to approval by the highway department. Given this uncertainty the site is not considered to be suitable for development. The site is also within 300m of a grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	Greenfield site outside and adjoining development boundary therefore in open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site appears to be landlocked, the ability to provide an appropriate access to and into the site is therefore unclear. Promotional material suggests access could be provided via other sites promoted in the same ownership, however this would be reliant on the suitability of other sites and the eventual development layout. The suitability of any proposed access would also be subject to approval by the highway department. Given this uncertainty the site is not considered to be suitable for development. The site is also within 300m of a grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
RUY029	Land west of Ruyton XI Towns	Ruyton XI Towns	0.96	29	0.38	Greenfield site outside development boundary, to the west of the village, north of Olden Lane behind existing residential dwellings. Currently in agricultural use. Site has residential use to S and open agricultural fields to W, E and N with no access road. Boundaries defined by established trees and hedgerows, as well as residential curtilages.	Agricultural land surrounds the site, with some residential units immediately south of the site's border.	Not Suitable	Greenfield site outside and adjoining development boundary therefore in open countryside. As such open market residential development is contrary to policy. Furthermore, the site appears to be landlocked, the ability to provide an appropriate access to and into the site is therefore unclear. The suitability of any proposed access would also be subject to approval by the highway department. Given this uncertainty the site is not considered to be suitable for development. The site is also within 300m of a grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	Greenfield site outside and adjoining development boundary therefore in open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site appears to be landlocked, the ability to provide an appropriate access to and into the site is therefore unclear. The suitability of any proposed access would also be subject to approval by the highway department. Given this uncertainty the site is not considered to be suitable for development. The site is also within 300m of a grade 2 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
SHA001	Land at Grove Farm, Shawbury	Shawbury	1.45	43	0.58	Greenfield site outside and away from development boundary but adjacent to residential estate to E of Shawbury. Currently mix of garden land for The Groves and rough grazing/paddock land. Site has residential use to W, N, NE, and SW and agricultural land to NW, E, and S. Site boundaries are well defined by established trees and hedgerows on all sides. Site has small pond some internal hedgerows and established trees as well which may have ecological implications. Site has road frontage and current vehicle access to Wytheford Rd and potential access from Pinewood Rd from residential estate to NW. Pedestrian and cycle access via Wytheford Rd (pavement provision) to established network.	Residential estate development to N, individual properties and agricultural land elsewhere.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside the built form of the settlement. It is also separated from the development boundary for the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of several grade 2 listed buildings and a scheduled monument. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of RAF Shawbury, which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of several grade 2 listed buildings and a scheduled monument. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of RAF Shawbury, which will require due consideration.
SHA002	Land east of Wytheford Road, Shawbury	Shawbury	3.47	104	1.39	Greenfield site outside and away from development boundary. Site is currently in agricultural use for arable/fodder crops. Site has agricultural land on all sides and a long boundary with Wytheford Rd on W. Site boundaries are clearly defined by hedgerows and trees on all sides except S end of site where boundary is not physically defined. E and N boundaries have number of established trees. Site has road frontage and current vehicle access from Wytheford Rd although actual access is not part of promoted site. No current pedestrian access or pavement provision. Cycle access via Wytheford Rd to established network.	Open countryside.	Not Suitable	The site is some distance from the development boundary and separated from the built form of the settlement by other land. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to the sites location it is not considered to have long term potential for open market residential development.	Not Suitable	The site is some distance from the development boundary and separated from the built form of the settlement by other land. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites location, it is not considered to have long term potential for other forms of employment development.
SHA003	Land north east of Shawbury Bridge, Shawbury	Shawbury	0.69	21	0.27	Greenfield site outside but immediately adjacent to development boundary on E edge of village. Currently in agricultural use for paddock/rough grazing. Site is 100% within flood zones 2 and 3. Boundaries well defined by trees and hedgerows to E and W by River Roden to N and fencing to A53 on S. Site has agricultural land to N and residential development to E, S, and W. Road frontage to A53 but no current vehicle access. Pedestrian links via pavement to village and cycle links via A53 to established network	Residential and enclosed farmland	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore the entirety of the site is located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However the entirety of the site is located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
SHA004	East of Millbrook Drive, Shawbury	Shawbury	6.26	188	2.50	Greenfield site outside but adjoining development boundary to E of Shawbury. Site is currently in agricultural use for rough grazing and arable crops. Site has residential estate development of Millbrook Dive to W and River Gardens to SW, S is River Roden and A53; E is River Roden and further agricultural land; N is agricultural land. Boundaries are well defined by river on W and S and to E with residential properties and to N but established trees and hedgerows. Site does not have road frontage but has potential access from Millbrook estate and Ridge Way to W. pedestrian and cycle links via same links to established network	Residential and open countryside	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore a significant proportion of site (40%) within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, the remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of trees subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is in proximity of RAF Shawbury, which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore a significant proportion of site (40%) within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, the remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of trees subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is in proximity of RAF Shawbury, which will require due consideration.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
RUY029	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as there is currently no way to access the site.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development as there is currently no way to access the site.
SHA001	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include provision of satisfactory highway access and potential impact on heritage assets. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is not currently suitable for development as it is located in open countryside; consequently employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include provision of satisfactory highway access, site design and layout, potential impact on heritage assets. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHA002	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is not currently suitable for development as it is detached from the built form of the settlement.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is not currently suitable for development as it is detached from the built form of the settlement.
SHA003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable; and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is entirely within flood zones 2 and/or 3.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development as it is entirely within flood zones 2 and/or 3.
SHA004	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. the site may have long term potential, subject to the exclusion of that part of the site in Flood Zones 3 or 3 from development; confirmation of its availability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to a Scheduled Monument and one or more Listed Buildings.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to the exclusion of that part of the site in Flood Zones 3 or 3 from development; confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the site's proximity to a Scheduled Monument and one or more Listed Buildings.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
SHA005	Land at the Meadows, Drayton Road, Shawbury	Shawbury	1.22	37	0.49	Greenfield site adjacent to existing ribbon development on A53 but outside development boundary to E of Shawbury. Site is in agricultural use for fodder crops and lies to E of River Roden site completely within flood zones 2 and 3. Site has existing residential development to E and individual property to W and agricultural land to N and S. Site boundaries are comprised of trees and hedgerows to S E, and W to N boundary is with River Roden. Site has road frontage and current vehicle access to A53. Pedestrian and cycle access via A53 to established network, pavement provision on A53.	Mixed agricultural/countryside and residential.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore the entirety of the site is located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However the entirety of the site is located within flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
SHA007	White Lodge Park, Shawbury	Shawbury	18.41	552	7.36	Greenfield site outside but adjoining development boundary to W of Shawbury village also adjoining RAF Shawbury immediately to N, W and E. Site comprises 2 fields in agricultural use for arable crops. Site has residential estate development of Carradine Close to E, MOD helicopter training base to N E, and W, RAPRA research establishment to S and agricultural land to SW. Site also contains agricultural buildings in use as farm shop on S boundary. Boundaries well defined by trees and hedgerows on all sides augmented by fencing on N and W boundaries with MOD base in particular. Site has road frontage and current vehicle access to A53. Pedestrian and cycle access via A53 to established network - pavement provision on Wem Rd to village centre.	Open character but largely due to RAF base. Residential to S and E.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of RAF Shawbury, which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of RAF Shawbury, which will require due consideration.
SHA009	Land rear of the old vicarage, Shawbury	Shawbury	0.26	8	0.10	Greenfield site in central village location to rear of Old Vicarage but outside although still adjoining development boundary. Appears to be former garden land of Old Vicarage. Site has residential use to N and W and open space/amenity land to E and S. Site boundaries appear to be clearly defined by trees and hedgerows. Boundary trees and some trees within site are mature and established. Site in very close proximity to Scheduled monument and grade 1 listed building. Site has no road frontage as such and vehicle access is via driveway to Vicarage from Church Street. No pedestrian access, cycle access via same route to established network.	Mixed character in village centre around listed church and scheduled monument.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. If the policy position changes, the site may become suitable. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. The site is within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of Veteran Trees and tree subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is densely wooded, this will require due consideration. The site is in proximity of RAF Shawbury, which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of Veteran Trees and tree subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is densely wooded, this will require due consideration. The site is in proximity of RAF Shawbury, which will require due consideration.
SHA010	Land rear of Glebelands, Shawbury	Shawbury	4.03	121	1.61	Greenfield site near centre of village outside but adjoining development boundary. Site currently in community use as open space and outdoor recreation area. Site has agricultural use to E and S residential estate development to SW recreation ground to W and scheduled monument to N. E boundary is formed by River Roden. Boundaries are clearly defined by trees and hedgerows on S, N, and E boundaries and by fencing to residential properties on SW boundary. Site has no road frontage as such but is accessed via track across recreation road from Church St. Pedestrian and cycle access via same route to established network.	Character to the north is predominantly woodland. Character to the south and east is predominantly agricultural. Character to the west is primarily residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the suitability of the potential point of access and junction capacity of Church Street with A53 is subject to highway approval. The site is within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of Veteran Trees and tree subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is in proximity of RAF Shawbury, which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the suitability of the potential point of access and junction capacity of Church Street with A53 is subject to highway approval. The site is within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of Veteran Trees and tree subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is in proximity of RAF Shawbury, which will require due consideration.
SHA011	Land at Grove Farm, Shawbury	Shawbury	0.60	18	0.24	Mixed site outside and away from development boundary but adjacent to residential estate to E of Shawbury. Currently mix of garden land for The Groves, rough grazing/paddock land and the Groves grade 2 listed residential property. Site has residential use to W, N, NE, and agricultural land to NW, E, and S. Site boundaries are well defined by established trees and hedgerows on all sides. Site has some internal hedgerows and established trees as well which may have ecological implications. Site has road frontage and current vehicle access to Wytheford Rd via adjoining submission (SHA001) and potential access from Pinewood Rd from residential estate to NW. Pedestrian and cycle access via Wytheford Rd (pavement provision) to established network.	Residential estate development to N, individual properties and agricultural land elsewhere.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside the built form of the settlement. It is also separated from the development boundary for the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site contains a Listed Building, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of a Scheduled Monument and one or more other Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The suitability of the existing access to serve alternative uses on the site are subject to highway approval. The site is in proximity of RAF Shawbury, which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside the built form of the settlement. It is also separated from the development boundary for the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site contains a Listed Building, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of a Scheduled Monument and one or more other Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The suitability of the existing access to serve alternative uses on the site are subject to highway approval. The site is in proximity of RAF Shawbury, which will require due consideration.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
SHA012	Land north east of Mytton Lane, Shawbury	Shawbury	5.70	171	2.28	Greenfield site outside and away from development boundary. S portion of large field in agricultural use for crop production to E of village adjoining N boundary of The Groves residential estate development. Otherwise site has agricultural land to N, E and W. Site boundaries are well defined by trees and hedgerows to E and W and with additional fencing to residential properties to S; N boundary is not physically defined - follows line of PROW across field. Site has road frontage to A53 but current vehicle access is via adjoining fields. Site has pedestrian links via pavement to Shawbury and cycle links via A53 to established network.	Countryside/agricultural landscape with residential estate development to S.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside the built form of the settlement. It is also separated from the development boundary for the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within 30m of a TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how they can be safeguarded. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of RAF Shawbury, which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside the built form of the settlement. It is also separated from the development boundary for the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within 30m of a TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how they can be safeguarded. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of RAF Shawbury, which will require due consideration.
SHA015	Land east of Wem Road, Shawbury	Shawbury	5.10	153	2.04	Site is in agricultural use (cropping) and lies in the north of the settlement. The sites western boundary is defined by Wem Road. Its northern and eastern boundaries are defined by agricultural field boundaries. Its southern boundary is defined by residential curtilages.	Land to the west and north comprises RAF Shawbury, agriculture to the east and residential to the south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but outside of the built form and development boundary of the settlements. As such open market residential development is contrary to policy. However Shawbury has been identified as a proposed Community Hub, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is in proximity of RAF Shawbury, which will require due consideration. The site is in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but outside of the built form and development boundary of the settlements. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However Shawbury has been identified as a proposed Community Hub, as such the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance the site is in proximity of RAF Shawbury, which will require due consideration. The site is in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. The site is in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
SHA016	Park House Farm, Shawbury	Shawbury	1.43	43	0.57	Site contains a sewage works, electricity sub station, Park House farm with associated residential buildings and an agricultural contractors.	Smithers Rapra chemical research laboratories is on the opposite side of the A53 to this site. Land to the north, east and south is in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of a Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains an electricity sub-station and a sewage treatment works, if these are retained they may reduce the developable area, require buffering and have implications for site design and layout. The site is in proximity of RAF Shawbury, which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the development boundary. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of a Listed Building, therefore development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains an electricity sub-station and a sewage treatment works, if these are retained they may reduce the developable area, require buffering and have implications for site design and layout. The site is in proximity of RAF Shawbury, which will require due consideration.
SHA017	Opposite Oak Dene, South of Shawbury	Shawbury	15.07	452	6.03	Site is in agricultural use (cropping) and is located some distance from Shawbury to the south west, in the area known as Shawbury Heath.	A few bungalows lead into a small industrial estate to the west of the site and there is a farm to the south-west. The remainder of the surrounding land is in agricultural use.	Not Suitable	The site is some distance from the built form of the settlement and its development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to the sites location it is not considered to have long term potential for open market residential development.	Not Suitable	The site is some distance from the built form of the settlement and its development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However due to the sites location it is not considered to have long term potential for other forms of employment development.
SHA018	Land off Mytton Lane, Shawbury	Shawbury	13.01	390	5.20	Site is n agricultural use (cropping) and lies to the east of The Groves housing estate.	Residential to the west, Woodlands Farm to the south, agriculture for the remainder.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside the built form of the settlement. It is also separated from the development boundary for the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of several trees subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is relatively large, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of RAF Shawbury, which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside the built form of the settlement. It is also separated from the development boundary for the settlement. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of several trees subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is relatively large, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of RAF Shawbury, which will require due consideration.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
SHA019	Between Shrewsbury Rd and Poynton Rd, Shawbury	Shawbury	5.25	157	2.10	Site is in agricultural use and lies to the west of Poynton Lane and to the south-west of the centre of Shawbury	Site is adjacent to a housing estate in the east, all other land is in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
SMH001	Ifton Miners Welfare Institute, St Martins	St Martins	0.40	12	0.16	Brownfield site to rear of Miners Welfare Institute in centre of settlement within development boundary. Currently vacant land building may still be used by Playgroup also ancillary caretaker/maintenance building for main institute. Element of open land in site used for informal recreation and scrub land with coverage of trees and shrubs in centre of site. Site boundaries are clearly defined by trees and hedgerows on all sides. Site has main institute building, car park and bowling green to N, and residential use to E, S, and W. Site has road frontage to Green Lane but current vehicle access is from Overton Rd to W via car park. Full pedestrian and cycle access via same routes to established network.	Mixed urban area, residential, community use and retail.	Currently Suitable - Subject to Further Detailed Assessment	Brownfield site within development boundary. Therefore the site is considered suitable in principle for residential development. Suitability is subject to appropriate management of any physical, heritage or environmental constraints present. For instance comments will be required from highway department regarding highway access.	Currently Suitable - Subject to Further Detailed Assessment	Brownfield site within development boundary. Therefore the site is considered suitable in principle for employment development. Suitability is subject to appropriate management of any physical, heritage or environmental constraints present. For instance comments will be required from highway department regarding highway access.
SMH002	Darjeeling, School Lane, St Martins	St Martins	0.41	12	0.16	Brownfield site containing single dwelling and garden land within development boundary on N edge of settlement. Site has individual residential properties on all sides with some agricultural land to NE. Boundaries clearly defined by trees and hedgerows on all sides. Site has road frontage and current vehicle access to School lane and also Overton Rd to W. Pedestrian and cycle access via same routes - pavement provision - to established network.	Residential.	Currently Suitable - Subject to Further Detailed Assessment	Brownfield site within development boundary. Therefore the site is considered suitable in principle for residential development. Suitability is subject to appropriate management of any physical, heritage or environmental constraints present. For instance comments will be required from highway department regarding highway access.	Currently Suitable - Subject to Further Detailed Assessment	Brownfield site within development boundary. Therefore the site is considered suitable in principle for employment development. Suitability is subject to appropriate management of any physical, heritage or environmental constraints present. For instance comments will be required from highway department regarding highway access.
SMH004	Land South of the Firs, Ellesmere Road, St Martins	St Martins	0.46	14	0.18	Mixed site outside but adjoining development boundary on E side of settlement. Site comprises large detached property (The Firs), garden land, and paddock area also containing small barn, Site has residential development to N and other agricultural land to E, S and W. Site boundaries are clearly defined by trees and hedgerows to E and W and by estate road to N; S boundary is not physically defined - arbitrary line across field. Site has road frontage and current vehicle access to Oakfield Close. Pedestrian and cycle access via same route - pavement provision - to established network.	Residential to N, countryside/agricultural to S and E.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access.
SMH006	Land South of Oakfield Close, St Martins	St Martins	1.04	31	0.42	Greenfield site outside but adjoining (and small part within) development boundary on E edge of settlement. Site is in agricultural use for rough grazing/paddock use but also includes Oakfield Cottage garden land and outbuildings. Site has residential estate development to N and agricultural to S, W, and E. Site boundaries are clearly defined by trees and hedgerows on all sides with additional fencing to residential properties on N boundary. Site also includes established internal hedgerows and trees. Site does not have road frontage as such but is accessed via track/driveway from Ellesmere Rd. Pedestrian and cycle access via same route, pavement provision on Ellesmere Rd, to established network.	Residential to N, countryside/agricultural land to S, E, and W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 500m of an Ancient Woodland site. Development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access. The site is within 500m of an Ancient Woodland site. Development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
SMH008	Land at Greenfields Farm, St Martins	St Martins	1.06	32	0.42	Greenfield site outside but adjoining development boundary on S edge of settlement. Site is currently in agricultural use as paddock/rough grazing and includes farmhouse and farm buildings. Site has residential estate development to N and E and agricultural land to S and W. Site boundaries are well defined on all sides by trees and hedgerows which appear to be particularly well established on W and E boundaries. Site has no road frontage as such and is currently accessed via track/driveway from Cottage Lane to S; future vehicle access could be via existing junction to Laburnum Close in NE corner. Pedestrian and cycle access would be via same route to established networks.	Residential with some agricultural - edge of settlement.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints.
SMH009	Rhoswaendeg Farm, St Martins	St Martins	0.50	15	0.20	Greenfield site outside and away from development boundary on S edge of settlement. Site is currently in agricultural use as paddock/rough grazing and includes farmhouse and farm buildings. Site is adjacent to residential estate development to N and E and agricultural land to S and W. Site boundaries are well defined on all sides by trees and hedgerows which appear to be particularly well established on W and S boundaries. Site has no road frontage as such and is currently accessed via track/driveway from Cottage Lane to S. Pedestrian and cycle access would be via same route to established networks though no pavement provision.	Residential with some agricultural - edge of settlement.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SMH010	Arthan's Pool, Ellesmere Road, St Martins	St Martins	0.65	20	0.26	Greenfield site outside and away from development boundary on extreme E edge of settlement. Site currently in use as community allotments and community/fishing pond (Arthan's Pool). Site has agricultural use on all sides and B5068 to S. Site boundaries are clearly defined by fencing on all sides. Site has road frontage and current vehicle access to Ellesmere Rd (B5068). Pedestrian and cycle access via same link (pavement provided) to existing network. Site is location of former brickworks and tile manufacture in early 20th C and then site of infill and landfill.	Agricultural	Not Suitable	Site is outside settlement boundary so is not currently suitable in policy terms. As such open market residential development is contrary to policy. Site is also considered unsuitable due to isolation from facilities and amenities in St. Martins; loss of community and outdoor rec facilities in form of pond and allotments; previous industrial and landfill operations.	Not Suitable	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. Site is also considered unsuitable due to isolation from facilities and amenities in St. Martins; loss of community and outdoor rec facilities in form of pond and allotments; previous industrial and landfill operations.
SMH011	Land North of Ifton Heath, St Martins	St Martins	4.19	126	1.68	Greenfield site outside but adjoining development boundary on N edge of St Martins between Coopers Lane on E and Overton Rd on W. Site is agricultural but currently not productive although may be used for rough grazing. Site has residential estate development to S and individual properties to E; to W and N is further agricultural land. Site boundaries are clearly defined by hedgerows and trees on all sides. Site has road frontage to both Overton Road and current vehicle access to Coopers Lane. Pedestrian and cycle access via Overton Rd - pavement provision - to established network.	Edge of settlement appearance with extensive farmland on 3 sides.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints.
SMH012X	Land North of Ashfield, Coopers Lane	St Martins	0.2	N/A	N/A						
SMH013	Land at The Flash, St Martins	St Martins	0.83	25	0.33	Greenfield site outside and away from development boundary on N edge of St Martins at junction of Coopers Lane on E and Overton Rd on W. Site is in agricultural use for rough grazing/pasture. Site has agricultural land to S (SLAA site SMH011), W and N and a terrace of residential cottages to E. Site boundaries are clearly defined by hedgerows and trees on all sides. Site includes The Flash farm and farm buildings in N corner of site. Site has road frontage to Overton Rd and Coopers Lane, current vehicle access is via Coopers La then through farm. Pedestrian and cycle access via pavement and links on Overton rd.	Open countryside and extensive farmland with scattered dwellings.	Not Suitable	The site is not considered suitable as it is located some distance from the development boundary in the open countryside where open market residential development is contrary to policy.	Not Suitable	The site is not considered suitable as it is located some distance from the development boundary in the open countryside where employment development is restricted to appropriate small scale proposals and diversification schemes.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
SMH008	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential for other forms of employment, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site
SMH009	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include potential impact on heritage assets. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential for other forms of employment, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include provision potential impact on heritage assets. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site
SMH010	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is separate from the main body of St Martins and a considerable distance from facilities and amenities. Ground conditions following past uses also mitigate against residential development. Residential development would constitute a somewhat isolated block of estate development in an open countryside location and contribute to ribbon development. Additionally development would result in the loss of community and outdoor recreational facilities in form of pond and allotments.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development as it is separate from the main body of St Martins and a considerable distance from facilities and amenities. Ground conditions following past uses also mitigate against employment development. Additionally development would result in the loss of community and outdoor recreational facilities in the form of pond and allotments.
SMH011	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential for other forms of employment, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site
SMH012X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
SMH013	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is located some distance from the development boundary in the open countryside where open market residential development is contrary to policy.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is not considered suitable as it is located some distance from the development boundary in the open countryside where employment development is restricted to appropriate small scale proposals and diversification schemes.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
SMH016	Land West of Garden Village, St Martins	St Martins	4.43	133	1.77	Large greenfield site outside but adjoining development boundary On W edge of settlement. Site also adjoins 'garden village' estate on edge of St Martins which also lies outside development boundary. Site in agricultural use for grazing/pasture. Site has agricultural use to N, S and W and residential estate development on edge of St Martins to E. part of which is formerly allocated site. Boundaries are well defined by trees and hedgerows to N and S, Pentre Lane to W and residential properties to E. Site has road frontage and current vehicle access to Pentre Lane on W boundary. No pedestrian access (no pavement provision) but cycle links via same route to established network	Character to north, south and west is predominantly agricultural. Character to the east is primarily residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints.
SMH017	Land North of Griffin Farm, St Martins	St Martins	1.44	43	0.58	Greenfield site outside but adjoining development boundary on S edge of settlement. Site currently in agricultural use for grazing/pasture. Site has residential estate development of Laburnum Close to N and Orchard Close to E; S and W is further agricultural land. Site boundaries are well defined by residential properties to N and E and trees and hedgerows to S N, and W. Site has no road frontage as such and is currently accessed via track/driveway from Cottage Lane to S. Pedestrian and cycle access would be via same route to established networks though no pavement provision.	Residential with some agricultural - edge of settlement.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. As such open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance comments will be needed from highway department regarding highway access. Site is within 300m of grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms except for appropriate small scale proposals and diversification schemes. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance comments will be needed from highway department regarding highway access. Site is within 300m of grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SMH019	Land West of Colliery Road, St Martins	St Martins	2.88	86	1.15	Greenfield site outside and away from development boundary to N of Ifton Heath/St Martins to W of Colliery road and S of Glyn Morlas lane. Site currently in agricultural use for grazing/pasture. Site has Ifton Colliery industrial estate to N and recent residential development at Bower Farm on S boundary; to W and E is further agricultural land. Site boundaries are well defined by roads and trees/hedgerows on N and E boundaries and by established hedgerows on S and W boundaries. Site has road frontage to both Colliery Rd and Glyn Morlas Rd and current vehicle access from Colliery Rd. No provision for pedestrian access cycle links via same routes to established network.	Character to east and west is predominantly agricultural. Character to the north is primarily commercial. Character to the south is residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance proximity of industrial operations at former colliery site will have implications for design and layout, otherwise no barriers identified. Subject to provision of satisfactory highway access.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints.
SMH021	Land at The Paddocks, Ellesmere Road, St Martins	St Martins	0.85	25	0.34	Linear greenfield site S of Ellesmere Rd on E extreme of St Martins outside but adjoining development boundary. Site is currently in agricultural use for grazing/pasture. Site includes dwelling (The Paddocks) and outbuildings at N end of site. Site has residential development of Oakfield Close to W and individual properties to N and E; S and E is further agricultural land. Site boundaries are well defined by trees and hedgerows on all sides and with adjoining properties to W and E. Site has road frontage and current vehicle access to Ellesmere Rd. Pedestrian and cycle access via Ellesmere Rd (pavement provision) to established network.	Edge of settlement; residential to W and countryside to S and E.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 500m of an Ancient Woodland site. Development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 500m of an Ancient Woodland site. Development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SMH022	Land West of Cottage Lane, St Martins	St Martins	1.18	35	0.47	Greenfield site outside and away from development boundary on S edge of settlement, does though adjoin recent development of Orchard Drive (outside development boundary but gained pp during 5yr supply window) . Site is currently in agricultural use for grazing/pasture apart from short boundary with Orchard Drive to N is surrounded by other agricultural land. Boundaries are well defined by trees and hedgerows on all sides and also by Cottage Lane on E boundary and access track to W. Site has road frontage and current vehicle access to Cottage Lane. No pedestrian provision - no pavement; cycle access via Cottage Lane to established network.	Countryside and agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of grade 2 listed building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
SMH024	St. Martins Playing Field, St Martins	St Martins	1.22	37	0.49	Greenfield site on W edge of St Martins outside development boundary but adjoining residential development of garden Village to S and Bower Farm to N and retail centre (Stan's supermarket to E). W of site is further agricultural land. Site is in use for outdoor recreation and has been football pitch for village team who now play at Park Hall. Site boundaries are clearly defined on all sides mostly by fencing but with trees and hedgerows in some places. Site does not have road frontage as such but has current vehicle access via supermarket car park and future access could also be achieved via Bower Farm development or to Garden Village. Pedestrian and cycle links via same routes to established network.	Mixed edge of village development	Not Suitable	Greenfield site although adjoining residential development outside and away from development boundary therefore in open countryside. As such open market residential development is contrary to policy. Furthermore, much of the site comprises an identified outdoor sports facility. Development on this element of the site is therefore not appropriate unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The ability to provide an appropriate access to the site is subject to highway approval.	Not Suitable	Greenfield site although adjoining residential development outside and away from development boundary therefore in open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, much of the site comprises an identified outdoor sports facility. Development on this element of the site is therefore not appropriate unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The ability to provide an appropriate access to the site is subject to highway approval.
SMH025	Land to rear of The Cross Keys, St Martins	St Martins	2.90	87	1.16	Greenfield site on W edge of St Martins outside but adjoining development boundary. Site is currently in agricultural use for grazing/pasture. Site has new residential development on permitted site to E, Cross Keys pub and residential properties to S, further agricultural land to W and N. Site boundaries are clearly defined to E and S by property boundaries and to N and W by trees and hedgerows to adjoining fields. Site has no road frontage and current vehicle access is via adjacent field to Clarkes Lane to S. However future access is likely to be via development on permitted site to E. No provision for pedestrian access - no pavement provision on Clarkes Lane, cycle links via Clarkes Lane to established network.	Residential to E and S agricultural to W and N.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site contains a Veteran Tree. Development is subject to an assessment of impact on this protected tree in order to demonstrate how it can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of grade 1 and 2 listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site contains a Veteran Tree. Development is subject to an assessment of impact on this protected tree in order to demonstrate how it can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of grade 1 and 2 listed buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SMH027	Land North of Mount Bradford Lane, St Martins	St Martins	5.54	166	2.22	Greenfield site on N edge of St Martins outside but adjoining development boundary. Site is currently in agricultural use for grazing/pasture. Site has residential use to S on Mount Bradford Lane and individual properties to W; otherwise site has agricultural land to N, E and W. Boundaries clearly defined on all sides by trees and hedgerows some mature and well established. Site has road frontage and current vehicle access to Mount Bradford lane. Pedestrian links via pavement on Coopers Lane Cycle links via Coopers lane or Mount Bradford Lane.	Residential development to S open countryside to N E, and W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints.
SMH028	Land at Church Farm, St Martins	St Martins	13.11	393	5.24	Large extensive greenfield site on S edge of St Martins, outside but adjoining development boundary. Site comprised number of fields in grazing/pasture use and Church Farm complex itself. Site has residential estate development to N and extensive agricultural land to S and E in particular and W as well. Boundaries to N, W and E are clearly defined by property boundaries and a mix of trees, hedgerows and fencing. However S boundary not physically defined and is arbitrary line. Site has road frontage to Church lane and vehicle access through Church Farm. Pedestrian and cycle links via same routes to established network.	Residential to N otherwise open countryside in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site contains two Veteran Trees and is within 30m of several other Veteran Trees. Development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site contains two Veteran Trees and is within 30m of several other Veteran Trees. Development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SMH030	Land at Griffin Farm, St Martins	St Martins	5.55	166	2.22	The site consists of a series of pastures in a sloping bowl to the south-east of the settlement	Residential (N, W & SW), Agriculture €	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 30m of a group of trees protected by a Tree Preservation Order. Development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 30m of a group of trees protected by a Tree Preservation Order. Development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
SMH031	Land east of Moors Bank, St Martins	St Martins	3.39	102	1.35	This site consists of part of a medium-large field in arable use on the south western edge of St Martins.	St Martins residential (E); Rhyn Park School (W); Farm (N); agriculture (S)	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site contains one Veteran Tree and is within 30m of another Veteran Tree. Development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site contains one Veteran Tree and is within 30m of another Veteran Tree. Development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SMH032	Land north of Phyn Park Secondary School Playing Fields, St Martins	St Martins	1.63	49	0.65	Site comprises a field in agricultural use (grazing).	Bank Top industrial estate to the west, agricultural land to the north and east and Rhyn Park School playing fields to the south.	Not Suitable	The site is located adjacent to existing employment development but outside and separated from the settlement development boundary and residential build form. Consequently open market residential development on the site is considered contrary to policy and the site is not considered to have long term potential for open market residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to existing employment development but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the provision of acceptable vehicular access.
SMH033	Land north of Phyn Park Secondary School, St Martins	St Martins	3.57	107	1.43	Site comprises land in agricultural use to the north of Rhyn Park School and south west of St Martin's centre.	Land to the west and north is in agricultural use, land to the east comprises an allocated housing site in SAMDev whilst Rhyn Park School lies to the south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the provision of acceptable vehicular access. The site contains two Veteran Trees. Development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the provision of acceptable vehicular access. The site contains two Veteran Trees. Development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of one or more Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SMH034	Land at Ifton Heath, St Martins	St Martins	2.23	67	0.89	Site comprises a field in agricultural use (grazing) to the north west of Colliery Road and south of the previous primary school.	Land to the west, north and south is in agricultural use. Part of the eastern boundary comprises residential use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints.
SMH035	land off Colliery Road, St Martins	St Martins	7.05	211	2.82	Site comprises a series of 5 fields in agricultural use to the north of St Martins.	A mix of light industrial and business use on an estate to the west, the Ridgeway Business Park to the north, agricultural land to the east and residential to the south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
SMH036	Land at Church House Farm, St Martins	St Martins	1.16	35	0.46	Site comprises parts of two fields in agricultural use (grazing) to the south of Church Lane.	Residential to west and north, agricultural to east and south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 30m of a group TPO. Development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also adjacent to a Grade II Listed Building. Development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 30m of a group TPO. Development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also adjacent to a Grade II Listed Building. Development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SMH037	Land at Cottage Lane, St Martins	St Martins	2.17	65	0.87	Site comprises an irregularly shaped field in agricultural use (grazing) to the east of Cottage Lane	Agriculture to east and south, residential to north and west.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of a Listed Building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of a Listed Building. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SMH038	Former Ifton Heath Primary School, St Martins	St Martins	1.49	45	0.60	This is the site of the former Ifton Heath Primary School. It comprises the vacant school buildings, playground and playing fields.	Agricultural land to west and north, residential to east and south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, part of the site is located identified as an area of open space / facility, this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, part of the site is located identified as an area of open space / facility, this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints.
SMH039	Oakfield Farm, St Martins	St Martins	0.10	5	0.04	The site is part of a small L-shaped paddock of permanent grassland located on the eastern edge of the village adjacent to the B5069 Ellesmere Road.	Residential to east and west, agriculture to south, Ellesmere Road to north.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance
SMH040	South-west of Gilrhos, St Martins	St Martins	0.53	16	0.21	Site comprises a lozenge shaped field in agricultural use (grazing) to the north west of St Martins and west of Overton Road.	Agricultural land to north, south, east and west.	Not Suitable	The site is not suitable for development as it is considered to be in an isolated location, at some distance from a 'recognisable named settlement' which offers services and facilities.	Not Suitable	The site is located outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
SMH041	West of Cottage Lane, St Martins	St Martins	0.32	10	0.13	Site comprises one field in agricultural use (grazing) and a dwelling (Windy Ridge) between Cottage Fields and Orchard Close	Residential to west, north and east. Agriculture (grazing) to south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. The site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an acceptable vehicular access is subject to Highways comments.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to Highways comments.
TRF001	Land south-east of Woodland View, Trefonen	Trefonen	1.73	52	0.69	The site is formed of a single field in agricultural use located to the rear of existing development to the South of Brooklea Close and Woodland View. The site slopes downwards NW-SE towards a stream that forms the southern boundary of the site.	The site is bound to the north by the rear of the properties along Brooklea Close and Woodland View. The remaining sides of the site are adjacent to agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such open market residential development is contrary to policy. Furthermore, a small portion of the site (along its southern boundary) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, Trefonen has been identified as a proposed Community Hub, therefore the remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site slopes downward NW-SE which will need to be accommodated within the design and layout of the site. The site is accessed via a narrow agricultural lane, the ability to utilise this access would need to be confirmed, the suitability of this access is also subject to highway approval. The site contains and is within proximity of a Veteran Tree. The site contains and is within proximity of a Veteran Tree, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of a number of G2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small portion of the site (along its southern boundary) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Trefonen has been identified as a proposed Community Hub, therefore the remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site slopes downward NW-SE which will need to be accommodated within the design and layout of the site. The site is accessed via a narrow agricultural lane, the ability to utilise this access would need to be confirmed, the suitability of this access is also subject to highway approval. The site contains and is within proximity of a Veteran Tree. The site contains and is within proximity of a Veteran Tree, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of a number of G2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
TRF002	Land at John's Hill, Trefonen	Trefonen	2.12	64	0.85	The site is a large area of scrubland/natural environment to the west of Trefonen village. The site is subjected to a variety of slopes and other adverse topography and is covered by a variety of open areas and areas of low shrubs and trees.	To the west and north the site is bound by open agricultural land and to the east by existing low density residential development. To the SW corner of the site is a cluster of three low density dwellings. The site is bound to the south by Little London Lane to the opposite side of which is a range of agricultural buildings and farmland.	Not Suitable	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such open market residential development is contrary to policy. Furthermore, the majority of the site (approximately 68% - most of the central, northern and eastern portions of the site) is designated as a Local Wildlife Site, consequently development on this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. Furthermore the remaining area of the site can only be accessed through the element of the site designated as a Local Wildlife Site, as such the site is unsuitable for development.	Not Suitable	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the majority of the site (approximately 68% - most of the central, northern and eastern portions of the site) is designated as a Local Wildlife Site, consequently development on this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. Furthermore the remaining area of the site can only be accessed through the element of the site designated as a Local Wildlife Site, as such the site is unsuitable for development.
TRF003	Land north of Bwlytai Wood, Trefonen	Trefonen	3.40	102	1.36	A large single field separated from the built form of Trefonen by other land in agricultural use. The site slopes upwards N-S from a stream around which is an area of Flood Zone 2&3.	The surrounding land is primarily agricultural although to the SW of the site is some woodland (Bwlytai Wood)	Not Suitable	The site is located outside of and some distance from the settlement's built form. As such open market residential development is contrary to policy. Furthermore the northern element of the site (approx. 25% of the site) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally the remainder of the site can only be accessed through the element of the site located within flood zones 2 and/or 3. As such the site is unsuitable for development.	Not Suitable	The site is located outside of and some distance from the settlement's built form. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However the northern element of the site (approx. 25% of the site) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally the remainder of the site can only be accessed through the element of the site located within flood zones 2 and/or 3. As such the site is unsuitable for development.
TRF004	Land at Sandrock Lane, Trefonen	Trefonen	0.29	9	0.12	The site is a small, rectangular piece of land within the junction of Old Post Office Lane and Sandrock Lane. Site boundaries are defined by roads and to north and east and agricultural field boundaries to west and south.	surrounding character is a mix of residential and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such open market residential development is contrary to policy. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site slopes south - north, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is also within proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site slopes south - north, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is also within proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
SMH041	Currently Available	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been the subject of either a refused or withdrawn Planning Application for an alternative use and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to confirmation of its availability; provision of a suitable access; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to confirmation of its availability, achievability and viability; provision of a suitable access; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment
TRF001	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. Furthermore, a small portion of the site (along its southern boundary) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the ability to access the site. If suitable mitigation of this identified constraint were possible, the sites development potential (excluding the element of the site located within flood zones 2 and/or 3) would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small portion of the site (along its southern boundary) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the ability to access the site. If suitable mitigation of this identified constraint were possible, the sites development potential (excluding the element of the site located within flood zones 2 and/or 3) would also depend on confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
TRF002	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is considered unsuitable for development as it is located in the countryside, where open market residential development is contrary to policy. Furthermore, the majority of the site (approximately 68% - most of the central, northern and eastern portions of the site) is designated as a Local Wildlife Site, consequently development on this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. The remaining area of the site can only be accessed through the element of the site designated as a Local Wildlife Site, as such the site is unsuitable for development.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore, the majority of the site (approximately 68% - most of the central, northern and eastern portions of the site) is designated as a Local Wildlife Site, consequently development on this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. The remaining area of the site can only be accessed through the element of the site designated as a Local Wildlife Site, as such the site is unsuitable for development.
TRF003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is considered unsuitable for development as it is located in the countryside, where open market residential development is contrary to policy. Furthermore, the northern element of the site (approx. 25% of the site) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site can only be accessed through the element of the site located within flood zones 2 and/or 3. As such the site is unsuitable for development.	Rejected	Availability, achievability and viability of the site are unknown. However the northern element of the site (approx. 25% of the site) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site can only be accessed through the element of the site located within flood zones 2 and/or 3. As such the site is unsuitable for development.
TRF004	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the ability to provide an appropriate access to the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the ability to access the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
TRF005	Land to east of Hyde Park, Trefonen	Trefonen	0.52	16	0.21	The site consists of an area of scrubland, fronting onto and rising up from the northern side of Little London Lane. The sites eastern and western boundaries are defined by residential curtilages. The sites southern boundary is defined by a lane. The sites northern boundary is relatively undefined.	The site is bound to the south by Little London Lane to the opposite side of which is a range of agricultural buildings. To the east and west of the site are low density residential properties. To the north the site continues as an area of open space / scrubland where it is designated as a Wildlife Site	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such open market residential development is contrary to policy. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site is elevated above the road, rising south - north, this will require due consideration. The sites potential access is off Little London Lane which is narrow and rural in character, the suitability of this access is subject to highway approval. The site is immediately adjacent to a Local Wildlife Site and similar in character, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of a SSSI, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site is elevated above the road, rising south - north, this will require due consideration. The sites potential access is off Little London Lane which is narrow and rural in character, the suitability of this access is subject to highway approval. The site is immediately adjacent to a Local Wildlife Site and similar in character, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of a SSSI, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
TRF006	Land north and east of Chapel Lane, Trefonen	Trefonen	1.57	47	0.63	The application site covers an area of 1.4 hectares and is located in between Oswestry Road which runs along the eastern boundary and Chapel Lane along its west. To the south of the site there is a public house and church yard and to the east there is the primary school and village hall and to the north east there are the playing fields. The site is currently well screened along its eastern boundary and along its western side there is a stone wall which is in need of repair at various points. The site is mainly level and contains one mature tree within the site close to the eastern boundary and is in agricultural use..	To the south and west the site is bound by residential development and to the north by further agricultural land. To the sites east on the opposite of the Oswestry Rd is the school and hall and adjacent playing fields	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such open market residential development is contrary to policy. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is within proximity of a Scheduled Ancient Monument (Offa's Dyke), therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains a tree protected by a Tree Preservation Order and is within proximity of a number of others, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is within proximity of a Scheduled Ancient Monument (Offa's Dyke), therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains a tree protected by a Tree Preservation Order and is within proximity of a number of others, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
TRF008	Land adj. to Fron Farm, Trefonen	Trefonen	2.74	82	1.09	The site is formed of a single large field in agricultural use and is gently undulating. The site is bound by Chapel Lane (E&N), an un-named lane (W) and residential development (S&SE).	The site's S and SE boundaries are immediately adjacent to residential development. All remaining boundaries are formed by Chapel Lane and an un-named lane to the opposite side of which is scattered residential development (SE and SW) and buildings associated with Vron Farm (NE).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such open market residential development is contrary to policy. Furthermore the site contains part of the scheduled monument Offa's Dyke (Offa's Dyke: Section 170m SE of Fron) which runs down the eastern side of the site adjacent to Chapel Lane to a depth of approx. 20m, therefore development on this element of the site and an appropriate buffer is development is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. However Trefonen has been identified as a proposed Community Hub, therefore the remainder of the site, following the identification of an appropriate buffer may have long term potential subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the ability to access the site is subject to highway approval. As the site not only contains but is in proximity of a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. There is known archaeological interest on the site, this will need to be suitably assessed and accounted for in any proposal.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore the site contains part of the scheduled monument Offa's Dyke (Offa's Dyke: Section 170m SE of Fron) which runs down the eastern side of the site adjacent to Chapel Lane to a depth of approx. 20m, therefore development on this element of the site and an appropriate buffer is development is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. However Trefonen has been identified as a proposed Community Hub, therefore the remainder of the site, following the identification of an appropriate buffer may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the ability to access the site is subject to highway approval. As the site not only contains but is in proximity of a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. There is known archaeological interest on the site, this will need to be suitably assessed and accounted for in any proposal.
TRF009	Land south of the Woodlands, School Lane, Trefonen	Trefonen	3.15	94	1.26	The site is formed of a single large field in agricultural use which slopes down NE-SW towards a stream. The sites boundaries are defined by rural lanes/drives and residential curtilages.	To its NE corner the site is bound by the rear of the dwellings facing onto School Lane. The remainder of the site is bordered by other agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such open market residential development is contrary to policy. Furthermore, a small part of the site (along its southern boundary) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However Trefonen has been identified as a proposed Community Hub, therefore the remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site slopes downward NW-SE which will need to be accommodated within the design and layout of the site. The site is accessed via a narrow agricultural lane, the ability to utilise this access would need to be confirmed, the suitability of this access is also subject to highway approval. The site contains a Veteran Tree and is within 30m of another Veteran Tree, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is within proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, a small part of the site (along its southern boundary) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However Trefonen has been identified as a proposed Community Hub, therefore the remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site slopes downward NW-SE which will need to be accommodated within the design and layout of the site. The site is accessed via a narrow agricultural lane, the ability to utilise this access would need to be confirmed, the suitability of this access is also subject to highway approval. The site contains a Veteran Tree and is within 30m of another Veteran Tree, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is within proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within proximity of a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
TRF005	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the ability to access the site, its topography and proximity/relationship to the adjacent Local Wildlife Site. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the ability to access the site, its topography and proximity/relationship to the adjacent Local Wildlife Site. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
TRF006	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
TRF008	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	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A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site contains part of the scheduled monument Offa's Dyke (Offa's Dyke: Section 170m SE of Fron) which runs down the eastern side of the site adjacent to Chapel Lane to a depth of approx. 20m, therefore development on this element of the site and an appropriate buffer is development is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. Additionally, the site is subject to other physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically archaeological interest on the site and the ability to access the site. If suitable mitigation of this identified constraint were possible, the sites development potential (excluding the area containing the scheduled monument and an appropriate buffer) would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site contains part of the scheduled monument Offa's Dyke (Offa's Dyke: Section 170m SE of Fron) which runs down the eastern side of the site adjacent to Chapel Lane to a depth of approx. 20m, therefore development on this element of the site and an appropriate buffer is development is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. Additionally, the site is subject to other physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically archaeological interest on the site and the ability to access the site. If suitable mitigation of this identified constraint were possible, the sites development potential (excluding the area containing the scheduled monument and an appropriate buffer) would also depend on confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
TRF009	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered achievable; and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, a small portion of the site (along its southern boundary) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the ability to access the site. If suitable mitigation of this identified constraint were possible, the sites development potential (excluding the element of the site located within flood zones 2 and/or 3) would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small portion of the site (along its southern boundary) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the ability to access the site. If suitable mitigation of this identified constraint were possible, the sites development potential (excluding the element of the site located within flood zones 2 and/or 3) would also depend on confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
TRF010	Land south of Little London Lane, Trefonen	Trefonen	0.74	22	0.30	The site is located to the southern side of Little London Lane and is formed of a single field in agricultural use. The site slopes quite steeply down N-S. The sites northern and eastern boundaries defined by roads/residential curtilages. Sites southern and western boundaries defined by agricultural field boundaries.	To the site's north to the other side of Little London Lane is low density residential use whilst to its east is a bungalow "Sundown". To its west is development associated with Little London Farm. To the south of the site is further agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such open market residential development is contrary to policy. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site slopes steeply downwards N-S from Little London Lane, this will require due consideration. The sites potential access is off Little London Lane which is narrow and rural in character, the suitability of this access is subject to highway approval. The site is in proximity of a Local Wildlife Site and similar in character, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of a SSSI, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains and is within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site slopes steeply downwards N-S from Little London Lane, this will require due consideration. The sites potential access is off Little London Lane which is narrow and rural in character, the suitability of this access is subject to highway approval. The site is in proximity of a Local Wildlife Site and similar in character, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of a SSSI, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains and is within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
TRF011	Land to the rear of Casa Vago, Trefonen	Trefonen	0.31	9	0.13	The site is formed of a small field or pasture land to the north of the dwellings known as "Casa Vago" and "Fron Ucha". The only potential access to the public highway is through the curtilage of Casa Vago in whose ownership the site lies. Boundaries to north, east and west are predominantly agricultural field boundaries. The southern boundary is residential curtilages/road.	The site is separated from "Casa Vago" and "Fron Ucha" by a low hedgerow. The remaining boundaries are with agricultural land from which there is screening by trees and hedgerow.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such open market residential development is contrary to policy. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site constitutes back land and its potential access is between the properties Cast Vago and Fron Ucha, the suitability of this access and the surrounding road network is subject to highway approval. The site is within proximity of Offa's Dyke ancient monument, therefore development is subject to an assessment of the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site constitutes back land and its potential access is between the properties Cast Vago and Fron Ucha, the suitability of this access and the surrounding road network is subject to highway approval. The site is within proximity of Offa's Dyke ancient monument, therefore development is subject to an assessment of the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
TRF012X	Two plots, north and south of Farnworth, Trefonen	Trefonen	0.2	N/A	N/A						
TRF013X	Lland adj. Tan Y Ffron Chapel Lane, Trefonen	Trefonen	0.1	N/A	N/A						
TRF014	Land east of Oswestry Road, Trefonen	Trefonen	4.56	137	1.82	The site consists of a large agricultural field located to the north-east of Trefonen. The sites boundaries are defined by Oswestry Road to the west, areas of open space and residential curtilages to the south and agricultural field boundaries to the north and east.	Character to north, east and west is predominantly agricultural. Character to the south is a mix of open space and residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such open market residential development is contrary to policy. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site is large and its association with the built form of the settlement is limited to housing on School Lane and the areas of open space within the village, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site is large and its association with the built form of the settlement is limited to housing on School Lane and the areas of open space within the village, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
TRF015	Land south of Bellan Lane, Trefonen	Trefonen	2.81	84	1.13	The site consists of three agricultural fields located to the south of Trefonen. The site is bounded by Bellan Lane to the north, residential curtilages to the east, an access road/stream/agricultural field boundaries to the south and an agricultural field boundary (hedgerow) to the west.	Character to west and south is predominantly agricultural. Character to north and east is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such open market residential development is contrary to policy. Furthermore the sites south-western boundary is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, Trefonen has been identified as a proposed Community Hub, therefore the remainder of the site may have long term potential subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site slopes downwards N-S from Bellan Lane, this will require due consideration. The sites potential access is off Bellan Lane, a narrow rural lane, the suitability of this access is subject to highway approval. The site contains a number of trees subject to TPO protection and is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also in proximity of a local wildlife site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore the sites south-western boundary is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. However, Trefonen has been identified as a proposed Community Hub, therefore the remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the site slopes downwards N-S from Bellan Lane, this will require due consideration. The sites potential access is off Bellan Lane, a narrow rural lane, the suitability of this access is subject to highway approval. The site contains a number of trees subject to TPO protection and is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is in proximity of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is also in proximity of a local wildlife site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
TRF016X	Former Tennis Court opposite Meadowside	Trefonen	0.1	N/A	N/A						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
TRF010	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the ability to access the site and its topography. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the ability to access the site and its topography. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
TRF011	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the ability to access the site. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the ability to access the site. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
TRF012X											Rejected	This site consists of two areas which are less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site consists of two areas which are less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
TRF013X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
TRF014	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
TRF015	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore the sites south-western boundary is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally, the site is subject to other physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact, including the ability to access the site and its topography. If suitable mitigation of this identified constraint were possible, the sites development potential (outside flood zones 2 and/or 3) would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore the sites south-western boundary is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Additionally, the site is subject to other physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact, including the ability to access the site and its topography. If suitable mitigation of this identified constraint were possible, the sites development potential (outside flood zones 2 and/or 3) would also depend on confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
TRF016X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
TRF017	Land west of Oswestry Road, Trefonen	Trefonen	1.40	42	0.56	The site consists of an agricultural field located to the north-east of Trefonen. The site is defined by agricultural field boundaries to north and south, residential curtilages to west and a road/agricultural field boundaries to the east.	Character to west is immediately residential, beyond which it is agricultural. Character to the north and south is predominantly residential. Character to the east is primarily open space.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such open market residential development is contrary to policy. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the sites association with the built form of the settlement is limited to housing on Chapel Lane and the areas of open space within the village, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's built form. Trefonen is currently classified as countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, Trefonen has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, environmental and heritage constraints present. For instance the sites association with the built form of the settlement is limited to housing on Chapel Lane and the areas of open space within the village, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is in proximity of a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WEF001	Land South of Twyford House, West Felton	West Felton	5.34	160	2.13	The site is formed of a single large triangular field in agricultural use, located to the north of West Felton. The site is flat. Its western boundary is defined by Twyford Lane, its eastern boundary is defined by agricultural field boundaries and its northern boundary is defined by a combination of agricultural field boundaries and an access road.	The site is bound to the east and west and partly to the north by agricultural land. The remainder of the northern boundary and the southern tip of the site are bound by residences, "Twyford House" and "The Links " respectively.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is very large, particularly in the context of the site of the existing settlement, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of trees subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is very large, particularly in the context of the site of the existing settlement, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of trees subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
WEF002	Land North of Grimpo Road, West Felton	West Felton	0.33	10	0.13	The site is triangular shaped and formed of the south western corner of a large field in agricultural use to the eastern side of the settlement. The site is flat. Its southern boundary is formed by Grimpo Road, its north-western boundary is formed by a property boundary/agricultural field boundary, its north-eastern boundary is undefined, running across an agricultural field.	The site is mainly surrounded by other agricultural land but on the opposite side of Grimpo Rd is the primary school	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.
WEF003	Land East of The Links, West Felton	West Felton	1.03	31	0.41	This triangular site is made up of a number of enclosures to the eastern edge of the settlement. The land is flat and is currently used for agricultural purposes. The sites western boundary is defined by a property curtilage. Its northern and eastern boundaries are defined by agricultural field boundaries.	The western boundary of the site is formed by the residence "The Links" whilst the northern and eastern boundaries are with land in agricultural use. The southern tip of the site is bound by Grimpo Rd on the opposite side of which is the primary school.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site has only a very narrow road frontage, the ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site has only a very narrow road frontage, the ability to provide an appropriate access is subject to highway approval.
WEF004	Land at Woolston Road, west of West Felton	West Felton	0.91	27	0.36	The site is formed of part of a field currently in agricultural use to the west of West Felton and is separated from the settlement's built form by agricultural land. The site is bound to the south by Woolston Rd and the north by an un-named lane, its eastern boundary is defined by a gappy-agricultural field boundary, its western boundary is undefined running across an agricultural field.	The site is surrounded by agricultural land being approx. 50m from the nearest built development to the south of the site and approx. 115m to the north.	Not Suitable	The site is detached from the built form of the settlement. Consequently open market residential development on the site would currently be contrary to policy. Due to this separation the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is detached from the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to this separation the site is not considered to have long term potential for other forms of employment development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WEF006	Land South of Milloon, south of West Felton	West Felton	2.72	82	1.09	The site is formed of a single field lying at the junction of the A5 and Holyhead Road. The field is flat and in agricultural use. Its eastern and western boundaries are defined by the aforementioned roads, its northern boundary is defined by a wooded agricultural field boundary.	To the opposite side of the A5 and Holyhead Rd is further agricultural land. To the north of the site is the farmhouse and other development associated with Milloon Farm beyond which lies residential development.	Not Suitable	The site is detached from the built form of the settlement. Consequently open market residential development on the site would currently be contrary to policy. Due to this separation the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is detached from the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to this separation the site is not considered to have long term potential for other forms of employment development.
WEF008	Land west of A5 north of The Avenue and West Felton	West Felton	11.63	349	4.65	A very large site that is formed of two fields currently in agricultural use. The site sits to the west of the A5 and is separated from the built form of the settlement by further agricultural land.	The site is bound to the east by the A5 to the opposite side of which is agricultural land. The remaining sides of the site are bound by agricultural land	Not Suitable	The site is detached from the built form of the settlement. Consequently open market residential development on the site would currently be contrary to policy. Due to this separation the site is not considered to have long term potential for open market residential development. The ability to provide an appropriate access is also unclear.	Not Suitable	The site is detached from the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to this separation the site is not considered to have long term potential for other forms of employment development. The ability to provide an appropriate access is also unclear.
WEF009	Land east of A5 and north of West Felton	West Felton	2.04	61	0.82	The site is formed of a single triangular field immediately adjacent to the eastern side of the A5 to the north of West Felton. The site is flat and in agricultural use.	The site is bound to the west by the A5 to the opposite side of which is agricultural land. The remaining sides of the site are bound by agricultural land	Not Suitable	The site is detached from the built form of the settlement. Consequently open market residential development on the site would currently be contrary to policy. Due to this separation the site is not considered to have long term potential for open market residential development. The ability to provide an appropriate access is also unclear.	Not Suitable	The site is detached from the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to this separation the site is not considered to have long term potential for other forms of employment development. The ability to provide an appropriate access is also unclear.
WEF010	Land south of the Links, West Felton	West Felton	0.30	9	0.12	The square site is formed of the southern part of the curtilage of the dwelling known as "The Links". The site has a frontage to Grimpo Rd and is flat in character. Boundaries are defined by road to west and south, the property curtilage to the east, and the extent of the dwelling to the north.	To the north of the site is the dwelling known as "The Links" and to the east is agricultural land. To the west of the site is Twyford Lane the opposite side of which has residential development and to the south is Grimpo Rd to the opposite of which is the primary school	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.
WEF011	Land at Holyhead Road, West Felton	West Felton	0.57	17	0.23	The site is formed by a single rectangular field currently in agricultural use. This flat site is bound to the east by Holyhead Rd and sits to the southern side of West Felton's built form. Its southern and western boundaries are agricultural field boundaries.	To the east of the site is the Holyhead Rd and to its north the dwelling known as "Milne Croft" whilst to the north western corner of the site are the dwelling and other buildings associated with "Milloon". The remainder of the site is bound by agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval. The site also has two trees with TPOs on its northern boundary and is within 30m of a number of others, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval. The site also has two trees with TPOs on its northern boundary and is within 30m of a number of others, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
WEF006	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is detached from the built form of the settlement.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore as the site is detached from the built form of the settlement, suitable employment development is limited to small scale rural enterprise and diversification schemes. Due to this separation the site is not considered to have long term potential for other forms of employment development.
WEF008	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is detached from the built form of the settlement. The ability to provide an appropriate access is also unclear.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore as the site is detached from the built form of the settlement, suitable employment development is limited to small scale rural enterprise and diversification schemes. Due to this separation the site is not considered to have long term potential for other forms of employment development. The ability to provide an appropriate access is also unclear.
WEF009	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is detached from the built form of the settlement. The ability to provide an appropriate access is also unclear.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore as the site is detached from the built form of the settlement, suitable employment development is limited to small scale rural enterprise and diversification schemes. Due to this separation the site is not considered to have long term potential for other forms of employment development. The ability to provide an appropriate access is also unclear.
WEF010	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in the countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
WEF011	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. The site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in the countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WEF013	Land West of Milloon, West Felton	West Felton	0.86	26	0.34	This small, triangular site is situated at the southern end of the settlement to the rear of "Milloon" (to its east) and to the end of Applewood Close (to its north). The site is formed of a single flat field in agricultural use. Site boundaries are defined by residential curtilages to the north, the A5 to the west and an agricultural field boundary to the east.	To the north of the site is the rear of the properties on Applewood Heights and to the east the rear of the curtilage of "Milloon". To the west of the site runs the A5, which is heavily screened from the site, to the opposite side of which is further agricultural land.	Not Suitable	The site is detached from the built form of the settlement. Consequently open market residential development on the site would currently be contrary to policy. Furthermore the site does not appear to have an obvious road frontage or point of access, as such the site is unsuitable for development.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site does not appear to have an obvious road frontage or point of access, as such the site is unsuitable for development.
WEF014	Wheatland's, West Felton	West Felton	15.12	454	6.05	The site is formed of a very large single field currently in agricultural use adjacent to Fox Lane to the north and the A5 to the east. Its western and southern boundaries are agricultural field boundaries.	The east of the site is bound by the A5 to the opposite side of which, to the northern of which is residential development and to the southern end agricultural land. The short northern boundary of the site is formed by Fox Lane to the opposite side of which is the well screened cemetery. To the north western corner the site is adjacent to residential conversions at Old Farm. The bulk of the remaining boundaries to the West and South of the site are with agricultural land except part way down the western boundary where a sewerage works is sited.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is very large, particularly in the context of the built form of West Felton, this will require due consideration. The site also projects into the countryside, this will also require due consideration. The site is within 300m of one or more Listed Buildings and a Registered Park or Garden, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access into and through the site is subject to highway approval. The site is within proximity of trees subject to TPO protection therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is very large, particularly in the context of the built form of West Felton, this will require due consideration. The site also projects into the countryside, this will also require due consideration. The site is within 300m of one or more Listed Buildings and a Registered Park or Garden, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access into and through the site is subject to highway approval. The site is within proximity of trees subject to TPO protection therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of a Local Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.
WEF015	Land at New House Farm, West Felton	West Felton	4.87	146	1.95	The site is formed of two reasonably flat fields in agricultural use. These fields wrap around another agricultural field which has the benefit of Planning Permission for residential development. The site is bound to the west by the A5 and an agricultural field boundary, to the south by property curtilages and an agricultural field boundary and to the north and east by agricultural field boundaries. Within the site is included two properties towards the western end of site's frontage to "The Avenue", Oakfield House and Cherrymead to enable access to the public highway.	The south of the site neighbours the rear of the properties extending along the northern side of The Avenue, whilst to the west is a track separating the site from a small piece of agricultural land adjacent to The Avenue and the A5. The field to the south-east of the site has PP permission for residential development and to the east the site is separated from Holyhead Rd by "New House". The north of the site is bound by agricultural land	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
WEF017	Land North of Dovaton Court, West Felton	West Felton	2.45	74	0.98	The site, which sits on the northern fringe of the settlement, stretches between Holyhead Road to the west and Twyford Lane to the east and is formed of a single field currently used for grazing of horses. Its southern boundary is defined by property curtilages and an agricultural field boundary to the north.	To the south the site is bound by existing residential development whilst to the west runs Holyhead Road to the other side of which is a single dwelling "New House" and further agricultural land. To the north is a dwelling "Rowley" and further agricultural land whilst to the east is Twyford Lane on the opposite side of which is agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site contains two listed buildings, and is also within proximity of further listed buildings therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The ability to provide an appropriate access is subject to highway approval. The site also contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Currently Suitable - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site contains two listed buildings, and is also within proximity of further listed buildings therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The ability to provide an appropriate access is subject to highway approval. The site also contains and is in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
WEF018	Land West of Lodge Farm, West Felton	West Felton	0.55	16	0.22	The site comprises a small flat field currently in agricultural use that wraps around the buildings associated with Lodge Farm. The site has a frontage to Fox Lane and the un-named lane which serves the sewage works, which along with the curtilage of Lodge Farm form its northern and eastern boundaries. Its southern and western boundaries are defined by agricultural field boundaries.	The site wraps around the buildings associated with Lodge Farm to its NE and has residential barn conversions and a nursing home to the opposite side of Fox Lane to its north. The remaining parts of the site are neighboured by land currently in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WEF020	Land South of Felton Grange, West Felton	West Felton	9.34	280	3.74	This large site sits close to the centre of the settlement and is entirely contained by roads and residential development. It is formed by two fields currently in agricultural use which are separated by a water system comprising of three ponds and connecting drains. The west of the site is bound by the A5, and the north, east and south by The Avenue, Holyhead Rd and Fox Lane (and their linked subsidiary roads) respectively.	The west of the site is formed by the heavily screened A5. The remaining sides of the site to the N, E and S are bound by the rear of residential development on The Avenue, Holyhead Rd and Fox Lane (and their linked subsidiary roads) respectively.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is very large, particularly in the context of the built form of West Felton, this will require due consideration. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access into and through the site is subject to highway approval. The site also contains and is within proximity of trees subject to TPO protection therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. To the SW quadrant of the site is a water system of three ponds and associated drains which will need to be given due consideration and taken into account in the design and layout of any proposed scheme.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is very large, particularly in the context of the built form of West Felton, this will require due consideration. The site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access into and through the site is subject to highway approval. The site also contains and is within proximity of trees subject to TPO protection therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. To the SW quadrant of the site is a water system of three ponds and associated drains which will need to be given due consideration and taken into account in the design and layout of any proposed scheme.
WEF021	Land west of Milloon, West Felton	West Felton	2.06	62	0.82	Milloon Farm is located to the southern edge of the settlement where it adjoins residential development to the north and agricultural land to the East, South and West. The site excludes the farm house and some of the associated buildings but includes a number of farm buildings, orchard and former poultry sheds. The site is granted access via the Milloon Farm driveway. The sites northern boundary is defined by residential curtilages, its southern, eastern and western boundaries are defined by agricultural field boundaries.	To the north is residential development based on Applewood Heights. The remaining surrounding land is currently in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access into and through the site is subject to highway approval. The site also contains and is within proximity of trees subject to TPO protection therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access into and through the site is subject to highway approval. The site also contains and is within proximity of trees subject to TPO protection therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
WEF022	Land off Tedsmore Road, West Felton	West Felton	7.42	223	2.97	The site is formed of the northern part of a single large field in agricultural use and is situated to the western periphery of the settlement. To its north the site has a frontage to Tedsmore Road, which also forms its northern boundary. The sites western boundary is defined by property curtilages, its eastern boundary is defined by agricultural field boundaries and its southern boundary is defined in part by an agricultural field boundary and in part is undefined, running through an agricultural field.	To its western boundary the site is bound by the rear of the residential properties on the Wheatland's and West Felton Methodist Church. The remaining sides of the site are bound by agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of a Registered Park or Garden and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. Consequently open market residential development on the site would currently be contrary to policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of a Registered Park or Garden and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.
WEF023	East of Manor Farm, West Felton	West Felton	1.13	34	0.45	The site is formed by part of a field in agricultural use to the north of Old Rectory Gardens adjacent to Manor Farm to the west of the A5. The site is flat. The sites eastern and southern boundaries are defined by roads. The sites northern and western boundaries are undefined running through a field/poorly defined field boundary.	The site is separated from residential development to its east by a track and is opposite further residential development which lies to the southern side of Old Rectory Gardens. To the west of the site is the Mill House and the buildings associated with Manor Farm. To the north of the site is further agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.
WEF024	Land at Felton Farmhouse, West Felton	West Felton	1.17	35	0.47	The site consists of several small fields, a ménage and a barn. The site is located between the A5 (east) and the built form of West Felton (west). Its northern boundary is defined by a road, its southern boundary by the extent of the West Felton Graveyard.	Immediate character to the east is wooded (following the path of the A5), beyond the A5 it is predominantly agricultural. Character to the north and west is predominantly residential. Character to the south is a mix of open space (West Felton Graveyard), residential and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WEF025	Land east of the Wheatland's, West Felton	West Felton	3.54	106	1.42	The site is formed of two flat fields in current agricultural use and has frontages to Oak Farm Lane to its east and Tedsmore Rd to its south, these roads also form sites eastern and southern boundaries. The sites northern boundary is defined by property curtilages, its western boundary by an adjacent development site.	To the north the site is bound by properties along Felton Park whilst the area to the site's west has residential planning permission. The land to the opposite side of Oak Farm Lane ( E ) and Tedsmore Rd (S) is in agricultural use	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.
WEF026	West of Holyhead Rd, West Felton	West Felton	0.63	19	0.25	The site is formed of a single small, flat field currently used for agricultural purposes. It has a short frontage to the Avenue. Site boundaries are defined by the A5 to the west, a track to the east, the extent of a natural/semi-natural open space (wooded area) to the north and The Avenue road to the south.	The site is adjacent to the heavily screened A5 to its west to the opposite side of which is further agricultural land whilst to the north and north east of the site is also agricultural land. To the east is residential development fronting directly onto The Avenue. To the south on the opposite side of the Avenue is further agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.
WEF027	Land off Woolston Road, West Felton	West Felton	0.86	26	0.35	The site is formed of a single, roughly triangular-shaped field behind the dwellings at the junction of Woolston Rd and an un-named track to Ladyhill. It lies to the extreme western side of the settlement. The site is currently used for the grazing of horses and slopes gently upwards S-N. Its northern boundary is formed by the aforementioned track, its southern boundary by residential curtilages and its western boundary by a gappy agricultural field boundary.	To the south of the site is the rear of the dwellings that face onto Woolston Rd. The remaining sides of the site face agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement and is in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.
WEF028	East of Holyhead Road, West Felton	West Felton	3.40	102	1.36	The site consists of part of a large agricultural field. The site is in agricultural use and lies to the east of Holyhead Road and south of West Felton centre. Its northern boundary is defined by property curtilages. Its western boundary is defined by Holyhead Road. Its southern and eastern boundaries are undefined, running through agricultural fields.	Residential to the north and part of west, agricultural otherwise.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings and a registered park, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement and is in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings and a registered park, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.
WEF029	Land south of West Felton	West Felton	4.27	128	1.71	The site consists of a very large agricultural field located to the south of West Felton. Its northern boundary is defined by property curtilages. Its western boundary is defined by Holyhead Road. Its southern and eastern boundaries are defined by agricultural field boundaries.	Residential to the north and part of west, agricultural otherwise.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is very large and projects into the countryside, this will require due consideration. The site is within 300m of one or more Listed Buildings and a registered park, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is detached from the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is very large and projects into the countryside, this will require due consideration. The site is within 300m of one or more Listed Buildings and a registered park, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WEF030	Land North of Fox Lane and West of Holyhead Road, West Felton	West Felton	4.98	149	1.99	Site consists of parts of two agricultural fields. They are in agricultural use and lie between the A5 and Holyhead Road, which form its eastern and western boundaries. The sites southern boundary is defined by property curtilages/Fox Lane, its northern boundary is undefined, running through two agricultural fields.	Residential to the east and south, the A5 to the west and agriculture to the north.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement and is in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The ability to provide an appropriate access is subject to highway approval.
WEF031	South of The Avenue, West Felton	West Felton	0.48	15	0.19	Site is in agricultural use and lies to the east of the A5 and to the south of The Avenue. The sites northern boundary is defined by the wooded belt along The Avenue, its western boundary is defined by the wooded belt along the A5, its southern and eastern boundaries are undefined, running across agricultural fields..	Residential to the north and east, the A5 to the west, agriculture to the south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement and is in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However, West Felton has been identified as a proposed Community Hub, therefore the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the site is within 300m of one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval.
WRP001	Land off Trehowell Lane, Weston Rhyn	Weston Rhyn	4.16	125	1.66	Large gently undulating site on the northern edge of the village split by Trehowell Lane. Site is currently in agricultural use (pasture) and comprises parts of three fields extending east and west of Trehowell Lane.	Residential development adjoins the site to the south and east. Open countryside to the north (with a single dwelling (The White House) detached from the village) and west.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in the countryside beyond the Weston Rhyn development boundary. Consequently open market residential development would be contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site including the need to demonstrate that an appropriate access can be established to the site. There are trees subject to TPO protection on and in proximity to the site, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. The site is within proximity of a SAC, therefore development is subject to an appropriate assessment under the Habitats Regulations. The site is also in proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in the countryside beyond the Weston Rhyn development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site including the need to demonstrate that an appropriate access can be established to the site. There are trees subject to TPO protection on and in proximity to the site, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. The site is within proximity of a SAC, therefore development is subject to an appropriate assessment under the Habitats Regulations. The site is also in proximity of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WRP002X	Land at Field View, Old Chirk Road	Weston Rhyn	0.1	N/A	N/A						
WRP003	Land west of Preesgweene Hall, Weston Rhyn	Weston Rhyn	1.27	38	0.51	Site comprises a physically contained and discreet parcel of land on the eastern edge of the village between residential properties fronting Old Chirk Road to the west and Preesgweene Hall and grounds to the east. Currently in agricultural use.	To the north are agricultural fields (separated from this site by an access road to several houses). To the east are the grounds of Preesgweene Hall (much of the boundary is heavily wooded). To the south are houses and Station Road. To the west are houses fronting Old Chirk Road.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in the countryside beyond the Weston Rhyn development boundary. Consequently open market residential development would be contrary to policy. The site may have long term potential subject to suitable policy changes and investigation and mitigation of constraints to the site, including enhancement of the access (to a level acceptable by highways). The site is within 300m of a world heritage sites buffer (but is more than 900m from the world heritage site itself), and proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in the countryside beyond the Weston Rhyn development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to suitable policy changes and investigation and mitigation of constraints to the site, including enhancement of the access (to a level acceptable by highways). The site is within 300m of a world heritage sites buffer (but is more than 900m from the world heritage site itself), and proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
WRP005	Land rear of Station House, Weston Rhyn	Weston Rhyn	0.23	7	0.09	Elongated level site located along the western boundary of the railway line with a very narrow road frontage between two existing dwellings (one is a former railway building) at the northern end. The site is largely wooded with an area of scrub towards the centre. There is no existing access to the site other than via the railway tracks themselves.	Surrounding uses are residential to the north and north west; an agricultural field to the south west; the railway line to the east beyond which is a sui generis area; a wooded area to the south (which represents a continuation of the wooded area in the southern part of this site) beyond which is agricultural fields/open countryside.	Not Suitable	The southern part of the site lies beyond the development boundary/outside the built form of the settlement, consequently open market residential development would be contrary to policy. Furthermore, it is a narrow site hard against the railway line. Much of the site is heavily wooded, with these trees acting as a buffer/screen of the adjacent railway line. Access to the site could only be established via a narrow access off Station Road between two existing dwellings (one is a former station building). It is unlikely that a suitable access would be possible from the location - subject to detailed comments from highways. As a result, the site is not considered suitable for open market residential development.	Not Suitable	The southern part of the site lies beyond the development boundary/outside the built form of the settlement, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, it is a narrow site hard against the railway line. Much of the site is heavily wooded, with these trees acting as a buffer/screen of the adjacent railway line. Access to the site could only be established via a narrow access off Station Road between two existing dwellings (one is a former station building). It is unlikely that a suitable access would be possible from the location - subject to detailed comments from highways. As a result of these factors the site is not considered suitable for other forms of employment development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
WEF030	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in the countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
WEF031	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in the countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
WRP001	Currently Available	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not currently suitable for residential development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the need to provide an appropriate access - site access could be obtained off Trehowell Lane, however this lane is currently single track and would need to be improved as part of the development - subject to highway comments. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	The sites availability, achievability and viability are unknown. Where necessary this will be informed by further discussions with landowners and/or their representatives and any further necessary viability assessments. As the site is located in open countryside, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the need to provide an appropriate access - site access could be obtained off Trehowell Lane, however this lane is currently single track and would need to be improved as part of the development - subject to highway comments. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
WRP002X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
WRP003	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown, where necessary this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include ensuring an appropriate access to the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	The sites availability, achievability and viability are unknown. Where necessary this will be informed by further discussions with landowners and/or their representatives and any further necessary viability assessments. As the site is located in open countryside, as such suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include ensuring an appropriate access to the site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
WRP005	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as it is a narrow site and hard against the railway line; much of it is heavily wooded, with these trees acting as a buffer/screen of the adjacent railway line; access to the site could only be established via a narrow access off Station Road between two existing dwellings (one is a former station building) - it is considered unlikely that a suitable access would be possible from the location - subject to detailed comments from highways.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for development as it is a narrow site and hard against the railway line; much of it is heavily wooded, with these trees acting as a buffer/screen of the adjacent railway line; access to the site could only be established via a narrow access off Station Road between two existing dwellings (one is a former station building) - it is considered unlikely that a suitable access would be possible from the location, this is a particular concern for an employment site - subject to detailed comments from highways.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WRP006	Land off High Street, Weston Rhyn	Weston Rhyn	3.82	115	1.53	Large site on the northern edge of the village comprising three fields, currently in agricultural use. Gently undulating improved pasture. Some mature trees along southern boundary and along hedgerow field boundary within the site.	Recent residential development adjoining the site to the south. Established residential development to west fronting High Street. Open countryside to north and east. Wooded belt of trees contains the landscape to the north - beyond two further fields outside the site boundary.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in the countryside beyond the Weston Rhyn development boundary. Consequently open market residential development would be contrary to policy. However, the site may have long term potential subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site. For instance the ability to provide a suitable access to this site is subject to highway approval. The site is within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains a veteran tree and has a series of trees subject to TPO protection along its southern boundary, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is located within 1km of a Special Area of Conservation, therefore development is subject to an appropriate assessment under the Habitats Regulations. The site also contains hedgerows/hedgerow trees, which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in the countryside beyond the Weston Rhyn development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site. For instance the ability to provide a suitable access to this site is subject to highway approval. The site is within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site contains a veteran tree and has a series of trees subject to TPO protection along its southern boundary, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is located within 1km of a Special Area of Conservation, therefore development is subject to an appropriate assessment under the Habitats Regulations. The site also contains hedgerows/hedgerow trees, which will require due consideration.
WRP007X	Land adj. The Croft	Weston Rhyn	0.1	N/A	N/A						
WRP008X	The Vicarage, Vicarage Lane	Weston Rhyn	0.2	N/A	N/A						
WRP009	Land south of Vicarage Lane, Weston Rhyn	Weston Rhyn	2.14	64	0.86	The site consists of part of a larger agricultural field to the south of Weston Rhyn village. The site is relatively flat but somewhat detached from the existing settlement.	Vicarage, cemetery and St John's Church to west; open countryside to the south and east; residential development fronting Vicarage Lane and playing field to the north.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlement development boundary of Weston Rhyn. Consequently open market residential development would be contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of physical, heritage and environmental constraints present. For instance the site projects into the countryside. The site is within proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The sites has hedgerows along its boundaries, these will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlement development boundary of Weston Rhyn. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of physical, heritage and environmental constraints present. For instance the site projects into the countryside. The site is within proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The sites has hedgerows along its boundaries, these will require due consideration.
WRP012	Land at Silverdale, Weston Rhyn	Weston Rhyn	1.65	49	0.66	Relatively flat primarily greenfield site used for agricultural purposes located between the settlements centres of Weston Rhyn and Rhoswel. The site is located to the rear of housing and a public house on Station Road. In the north west of the site is an existing dwelling located on Station Road, which would be demolished in order to allow access to the wider site. In the south east of the site is a densely wooded area.	To the north west of the site is Station Road, access to this road is possible through the demolition of an existing dwelling located on Station Road. Along the remainder of the northern boundary are houses and a public house. To the west of the site are houses and their gardens. To the east of the site is a wooded belt along the route of the railway line and the railway line itself in the south east. To the south of the site are open fields in agricultural use. Boundary between this site and the fields to the south consists of a grubbed up hedgerow south of which is a public footpath.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside the settlement boundary of Weston Rhyn, consequently open market residential development would be contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site. For instance, the site is in proximity of a world heritage sites buffer and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. The site contains a wooded area, which will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval. The site is adjacent to the railway line, an appropriate buffer (noise and stand off) will need to be considered.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside the settlement boundary of Weston Rhyn. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site. For instance, the site is in proximity of a world heritage sites buffer and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. The site contains a wooded area, which will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval. The site is adjacent to the railway line, an appropriate buffer (noise and stand off) will need to be considered.
WRP013	Land between Brooklands and The Rise, Weston Rhyn	Weston Rhyn	0.87	26	0.35	Relatively flat site adjacent to the western boundary of Weston Rhyn. The site has no road frontage as a result of an approved permission to the north west of the site.	To the south and south west of the site are agricultural fields. To the north west of the site is an existing dwelling. To the north west of the site is another agricultural field benefiting from permission for three dwellings - this permission covered a portion of this former SHLAA site and has meant that the remainder of the site has no highway frontage or obvious means of accessing the highway network. To the east of the site are residential dwellings/gardens.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside the settlement boundary of Weston Rhyn, consequently open market residential development would be contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site. For instance, the ability to provide an appropriate access into the site is subject to highway approval. The site is within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside the settlement boundary of Weston Rhyn. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site. For instance, the ability to provide an appropriate access into the site is subject to highway approval. The site is within proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is within proximity of a number of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
WRP006	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential for other forms of employment, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
WRP007X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
WRP008X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
WRP009	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown, where necessary this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential for other forms of employment, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
WRP012	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. However the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the need to establish a suitable site access and the need to provide a suitable buffer to the railway line. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However the site may have long term potential for other forms of employment, subject to confirmation of the site availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the need to establish a suitable site access and the need to provide a suitable buffer to the railway line. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
WRP013	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. However the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the need to establish a suitable site access. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However the site may have long term potential for other forms of employment, subject to appropriate changes to policies affecting this location; confirmation of the site availability, achievability and viability; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the need to establish a suitable site access. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WRP015	Land near the Burial Ground, Weston Rhyn	Weston Rhyn	0.30	9	0.12	An L shaped site, which wraps around two sides of the of the burial ground. The site represents part of an agricultural field.	To the east and south the character is predominantly agricultural. To the north is a wooded belt, beyond which land is predominantly in agricultural use. To the west land is in use as a burial ground, agricultural use and there is a row of dwellings.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside the settlement boundary of Weston Rhyn, consequently open market residential development would be contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site. For instance, the site does not have a road frontage. It is understood that the site adjoins a development site (in the same ownership) and an access could be provided through this site once it is completed, however the suitability of any access is subject to highway approval. The site is in proximity of a SAC, therefore development is subject to an appropriate assessment under the Habitats Regulations. The site is also in proximity of the buffer of a world heritage site (approximately 800m to the world heritage site itself) and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside the settlement boundary of Weston Rhyn. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site. For instance, the site does not have a road frontage. It is understood that the site adjoins a development site (in the same ownership) and an access could be provided through this site once it is completed, however the suitability of any access is subject to highway approval. The site is in proximity of a SAC, therefore development is subject to an appropriate assessment under the Habitats Regulations. The site is also in proximity of the buffer of a world heritage site (approximately 800m to the world heritage site itself) and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WRP016	Land west of St John's Church, Weston Rhyn	Weston Rhyn	5.90	177	2.36	The site consists of three agricultural fields located to the south west of Weston Rhyn.	Character to the north is predominantly residential. Character to the west and south is predominantly agricultural. Character to the east is a mix of residential, open space, and communal facilities such as the church, shop and pub.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside the settlement boundary of Weston Rhyn, consequently open market residential development would be contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site. For instance, the ability to provide an appropriate access is subject to highway approval. The site is in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity to trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside the settlement boundary of Weston Rhyn. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site. For instance, the ability to provide an appropriate access is subject to highway approval. The site is in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity to trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
WRP017	Land off Station Road, Weston Rhyn	Weston Rhyn	2.25	67	0.90	The site consists of school playing fields fronting onto Station Road and an agricultural field to its rear.	Character to north, east and west is residential. Character to the south is agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site is located within the open countryside. Consequently it is not considered suitable for open market residential development. Furthermore, approximately 1/3 of the site (the area fronting the road) is identified as an outdoor sports facility (the school playing field), therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site may have long term potential subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site. For instance, the ability to provide an appropriate access is subject to highway approval - particularly as the sites frontage onto Station Road is the identified open space. The site is in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	This site is located within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 1/3 of the site (the area fronting the road) is identified as an outdoor sports facility (the school playing field), therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable investigation and mitigation of constraints to the site. For instance, the ability to provide an appropriate access is subject to highway approval - particularly as the sites frontage onto Station Road is the identified open space. The site is in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN001	Land south of Dismantled Railway, Whittington	Whittington	4.16	125	1.66	Site is a field outside of the development boundary and is used for agricultural purposes. Site is reasonably flat large slope in the centre, and lies adjacent to the existing residential area to the south.	Site is surrounded by residential to the south and north east, and agricultural fields to the immediate east and to the north-west.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of Veteran Trees and trees subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of Veteran Trees and trees subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
WHN002	Highfields Farm, Whittington	Whittington	0.60	18	0.24	Site is located to the N of Whittington, just off the B5009 adjacent to existing agricultural buildings. The site is an agricultural field, and is surrounded by other agricultural fields.	Residential to the south-east, beyond the farm which borders the site to the SE. The site is otherwise surrounded to the N and W by agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN003X	Land at Donnett Cottage	Whittington	0.1	N/A	N/A						



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WHN004	Land north of Penybryn Avenue, Whittington	Whittington	0.85	26	0.34	This triangular site is to the north of the village, adjacent to the existing residential area off Penybryn Avenue. Site is flat and agricultural, with a Right of Way wrapping around its north and west borders.	Residential immediately to the south with agricultural fields to the site's N, E and W	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access into the site is subject to highway approval. The sites topography will require due consideration. The site is within 300m of a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access into the site is subject to highway approval. The sites topography will require due consideration. The site is within 300m of a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN005	Land north west of Briarfield's	Whittington	0.49	15	0.20	Site is located to the north of Whittington, adjacent to the development boundary. Site is agricultural, and is surrounded by further agricultural fields to the N, E and W, with Whittington's built form immediately to the S. There is no access to the site, as it is hidden behind the residential curtilage beyond the nearest road (Cambrian Avenue)	Agricultural fields to the N, E and W, with residential to the S.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Additionally, the site does not have an obvious road frontage/point of access.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is not suitable as it does not have an obvious road frontage/point of access.
WHN006	Land off Penbryn Avenue, Whittington	Whittington	3.07	92	1.23	Agricultural field adjacent to Whittington's built form to the NE, outside of the development boundary. The site is located immediately north of the A495 which is the only road access, and is surrounded by agricultural fields besides the residential area to the SW.	The site is surrounded by agricultural fields besides the residential area to the SW.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is subject to highway approval.
WHN007	Dismantled Railway south west of B5009, north of Whittington	Whittington	0.71	21	0.29	Site is located to the N of the village, outside of the development boundary and within the Conservation Zone. The site is also in proximity to a scheduled monument (Whittington Castle). Road access is from the B5009 to the north of the site, and it is surrounded immediately by agricultural land with residential areas further east and south	The site is surrounded immediately by agricultural land to the N, S, E and W with residential areas further east and south	Not Suitable	The site is located outside and separated from the built form of the settlement and its development boundary. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to the sites location it is not considered to have long term potential for open market residential development. Furthermore the site is heavily wooded, this will require due consideration. The site is within proximity of a listed building, scheduled monument and lies within the Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Suitable	The site is located outside and separated from the built form of the settlement and its development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites location it is not considered to have long term potential for other forms of employment development. Furthermore the site is heavily wooded, this will require due consideration. The site is within proximity of a listed building, scheduled monument and lies within the Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN008	Land north of Daisy Lane, Whittington	Whittington	1.86	56	0.74	Site is located to the north of the village, set away from the B5009. Site is in agricultural use, as are the surrounding fields. Located outside of the development boundary	Site is in agricultural use, as are the surrounding fields.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the potential point of access is very narrow, the suitability and availability of any proposed access is subject to highway approval (a Planning Application has also been granted for a single dwelling which would utilise/take-up this access, meaning it would be unavailable for development of the wider site). The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the suitability and availability of any proposed access is subject to highway approval (a Planning Application has also been granted for a single dwelling which would utilise/take-up this access, meaning it would be unavailable for development of the wider site). The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN009X	Castle Court	Whittington	0.1	N/A	N/A						

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
WHN004	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for development and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to confirmation of its availability; appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
WHN005	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site does not have an obvious road frontage/point of access.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development as it does not have an obvious road frontage/point of access.
WHN006	Not Currently Available - Likely to become so	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is not currently available but will become so in the future; that there is a willing landowner/developer; and no legal or ownership problems which could limit development beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered likely to become available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. The site may have long term potential, subject to appropriate changes to policies affecting this location. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
WHN007	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Due to the sites location, separated from the built form of the settlement by other land, it is not considered to have long term potential for open market residential development. The site is also heavily wooded.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites location, separated from the built form of the settlement by other land, it is not considered to have long term potential for other forms of employment development. The site is heavily wooded which will require due consideration.
WHN008	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered achievable; and viable (subject to any further necessary viability assessment). Its availability is unknown. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical, environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the suitability and availability of the access to serve development of the site (a Planning Application has also been granted for a single dwelling which would utilise/take-up this access, meaning it would be unavailable for development of the wider site). If this assessment shows no adverse effect or if suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of the sites availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the suitability and availability of the access to serve development of the site (a Planning Application has also been granted for a single dwelling which would utilise/take-up this access, meaning it would be unavailable for development of the wider site). If this assessment shows no adverse effect or if suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of the sites availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
WHN009X											Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.	Rejected	This site is less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WHN010	Rose Hill Nursery, Whittington	Whittington	1.61	48	0.64	Triangular site located to the south of Whittington, running adjacent to the trainlines to the east. Whilst bounded by the trainlines and residential houses, there are agricultural fields to the S and access via Oswestry Road near the level crossing.	Residential dwellings lie to the east of the site, however there is no access to these from the site itself. Agricultural land lies to the south, and the centre of the village lies to the east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the suitability of the current access to serve the development of the site is subject to Highway approval, the access to the site is adjacent to the level crossing, close to the railway line and narrow - this will also require due consideration. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the suitability of the current access to serve the development of the site is subject to Highway approval, the access to the site is adjacent to the level crossing, close to the railway line and narrow - this will also require due consideration. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN011	Land to North West of Cambrian Avenue, Whittington	Whittington	1.18	36	0.47	Site is located to the north of Whittington, adjacent to the development boundary. Site is agricultural, and is surrounded by further agricultural fields to the N, E and W, with Whittington's built form immediately to the S. There is no access to the site, as it is hidden behind the residential curtilage beyond the nearest road (Cambrian Avenue)	Agricultural fields to the N, E and W, with residential to the S.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the suitability of the proposed access is subject to highway approval. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the suitability of the proposed access is subject to highway approval. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN012	Land at rear of Mountfield House, Whittington	Whittington	0.35	11	0.14	Site is located to the north of Whittington, down a narrow lane between two residential properties off Top Street. The site is a greenfield, and is bordered by trees/hedgerows. The built form of the village is to the E, W and S, with agricultural land to the N, with a cemetery to the NW. Only the access strip is within the development boundary, whereas the majority of the site is adjacent to the boundary.	Majority of land around the site is the built form of the village (mostly C3 use), as well as agricultural land to the N.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance access to the site is narrow and lies close to two existing properties, the suitability of this access or any alternative access proposed is subject to highway approval. The site is within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of trees subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance access to the site is narrow and lies close to two existing properties, the suitability of this access or any alternative access proposed is subject to highway approval. The site is within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also within 30m of trees subject to Tree Preservation Orders (TPOs), therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
WHN013	Land north of Mount Farm, Whittington	Whittington	2.91	87	1.17	The site is located to the north of Whittington, outside of the development boundary. This is a large site in the context of the current built form of the village, and is only accessible via a small access to the site's eastern boundary (off Top Street) which is defined as a Restricted Byway.	A cemetery lies directly west to the site, with agricultural land to the N and residential to the E and S.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the sites potential point of access is very narrow, the suitability of this access will require due consideration and is subject to highway approval. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the sites potential point of access is very narrow, the suitability of this access will require due consideration and is subject to highway approval. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN014	Land rear of Boot Street, Whittington	Whittington	1.70	51	0.68	Site located to the east of the village, adjacent to the development boundary and Conservation Area. Site is currently agricultural-use with the built form of the village immediately N and W, with further agricultural fields to the S and E. There is limited access to the site - only off an unnamed single carriage road off the A495	The site is surrounded by agricultural fields to the S and E with residential to the N and W. There are two public houses nearby,	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Additionally, the site does not appear to have an obvious suitable point of access.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site does not appear to have an obvious suitable point of access.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WHN016	Land at Brookside, south of Whittington	Whittington	1.15	35	0.46	Site is located in an isolated location south of the village, on land currently used as C3: Residential. The site is immediately south of Whittington Cricket Club and is otherwise surrounded by agricultural fields. Access is off the B5009 running along the south of the site, and the Common Brook runs along the site's northern border.	Mostly agricultural as the site is away from the village. The Whittington Cricket Club lies to the N with the Common Brook running along its northern border. Halston Hall (Heronry) Wildlife Site lies to the east of the site	Not Suitable	The site is some distance from the development boundary and the built form of the settlement in the countryside for policy purposes. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore a small proportion of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Due to the shape and location of the site it could also be construed to represent ribbon development. Ultimately, due to the sites location it is not considered to have long term development for open market residential development.	Not Suitable	The site is some distance from the development boundary and the built form of the settlement in the countryside for policy purposes. As such employment development is limited to small scale rural enterprise and diversification schemes. However a small proportion of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Due to the shape and location of the site it could also be construed to represent ribbon development. Ultimately, due to the sites location it is not considered to have long term development for open market residential development.
WHN017	Land south of Ellesmere Road, Whittington	Whittington	6.96	209	2.78	Large irregular site to the east of the village, outside of the development boundary. Currently for agricultural use, it is adjacent to the built form of the village, with further agricultural land to the east, north and south. Ellesmere Road is the only access along the site's northern border. The site is reasonably flat with some minor slopes throughout, including an initial slope downwards at the site's access. River Perry lies east of the site	Agricultural land to the east, south and north, with residential to the immediate west. Very small area (~1%) lies within flood zone 2/3	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore a very small portion of the site (south-eastern corner) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the suitability of the proposed access is subject to highway approval. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However a very small portion of the site (south-eastern corner) is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the suitability of the proposed access is subject to highway approval. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN018	Land at The Mount, Top Street, Whittington	Whittington	0.41	12	0.17	Site is located to the north side of Whittington, outside of the development boundary. Site is accessible only off the Restricted Byway which comes off Top Street to the south. Residential units surround much of the site with vacant green land to the immediate west.	Residential units surround much of the site with vacant green land to the immediate west. A large agricultural field lies to the north.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the sites potential point of access is very narrow, the suitability of this access will require due consideration and is subject to highway approval. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the sites potential point of access is very narrow, the suitability of this access will require due consideration and is subject to highway approval. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN019	Land at New Rectory, Whittington	Whittington	1.98	59	0.79	Site is located to the east of Whittington, adjacent to the development boundary situated behind residential units off the B5009. Site comprises of 3 agricultural fields. All land east of the site is agricultural land, with the built form of the village to the west and north.	Agricultural land to east, with residential to the north and west, as well as public houses and post offices nearby	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the suitability of the proposed access via Walshaw How Crescent or any alternative access is subject to highway approval. The site is within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the suitability of the proposed access via Walshaw How Crescent or any alternative access is subject to highway approval. The site is within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN020	Land north east of Briarfield's, Whittington	Whittington	0.32	10	0.13	Site is located to the north of Whittington, outside of the development boundary but within the Conservation Area. The site lies nearby residential units to its west side, along Cambrian Avenue, however there is currently no access available to the site. The site forms part of the dismantled railway, with a PROW running adjacent to the site.	Residential to the south, with open space SE and agricultural land to the N	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, the site does not appear to have a road frontage or obvious point of access.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site does not appear to have a road frontage or obvious point of access.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
WHN016	Currently Available	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been the subject of either a refused or withdrawn Planning Application for an alternative use and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However, the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore a small proportion of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Due to the shape and location of the site it could also be construed to represent ribbon development. Ultimately, due to the sites location separated from the built form of the settlement, it is not considered to have long term development for open market residential development.	Rejected	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However a small proportion of the site is located within flood zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Due to the shape and location of the site it could also be construed to represent ribbon development. Ultimately, due to the sites location separated from the built form of the settlement, it is not considered to have long term development for other forms of employment development.
WHN017	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
WHN018	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the suitability of the access to serve development of the site. If this assessment shows no adverse effect or if suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of the sites availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the suitability of the access to serve development of the site. If this assessment shows no adverse effect or if suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
WHN019	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy, the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the suitability of the sites access.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location and the suitable assessment and management of the impact of development on the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the suitability of the sites access.
WHN020	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not suitable for development as it does not appear to have a road frontage or obvious point of access.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development as it does not appear to have a road frontage or obvious point of access.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WHN023	Land north of The Castle, Whittington	Whittington	3.74	112	1.50	Site is in centre of Whittington, just north of the castle. It comprises an area of grassland with scattered mature trees. The sites southern boundary is defined by hedgerow field boundaries and wooded areas. The sites eastern boundary is defined by property curtilages. The sites northern boundary is defined by a footpath. The sites western boundary is defined by property curtilages.	Land to the east and west is residential, to the north, agricultural and to the south the grounds of Whittington Castle.	Not Suitable	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, the site does not have an obvious road frontage or point of access. The potential points of access are either identified open space or form part of the Whittington Castle Scheduled Monument. If a suitable access were possible, the site is also subject to a number of other constraints. Specifically the site contains part of a scheduled monument, therefore development on this element of the site and an appropriate buffer is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. The site is also entirely within the Whittington Conservation Area, the elements of the site which do not contain the scheduled monument are in proximity of it and the site is in proximity of one or more listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within proximity of veteran trees, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	Not Suitable	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site does not have an obvious road frontage or point of access. The potential points of access are either identified open space or form part of the Whittington Castle Scheduled Monument. If a suitable access were possible, the site is also subject to a number of other constraints. Specifically the site contains part of a scheduled monument, therefore development on this element of the site and an appropriate buffer is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. The site is also entirely within the Whittington Conservation Area, the elements of the site which do not contain the scheduled monument are in proximity of it and the site is in proximity of one or more listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within proximity of veteran trees, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
WHN024	Land off Donnett Close, Whittington	Whittington	5.42	162	2.17	Site is located to the east of the village, mostly outside of the development boundary (with only around 2% within the boundary). Site is relatively large given the existing built form of the village, and is currently in agricultural use.	The site lies north of the Whittington Cricket Club, with agricultural land to the east and the existing built form (mostly C3) to the west.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance a small part of the site is in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The remainder of the site is within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance a small part of the site is in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The remainder of the site is within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN025	Land at Glebe Farm, Whittington	Whittington	4.19	126	1.68	Site is located to the east of Whittington, outside of the development boundary. Site is currently for agricultural use and lies north of Whittington Road and east of Drenewydd. Site boundaries are field boundaries to north, property boundaries and a road to the west, a road to the south and a field boundary/undefined to the east.	C3W to the west of the site, with some employment lane (Whittington Depot) to the immediate west. Agricultural fields lie to the north.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance site the site is located within the gap between Whittington and Park Hall. The suitability of any proposed access is subject to highway approval. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of development subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance site the site is located within the gap between Whittington and Park Hall. The suitability of any proposed access is subject to highway approval. The site is within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN026	Land at Church Street, Whittington	Whittington	5.71	171	2.28	Site lies north of the centre of Whittington, near Whittington Castle and within the Conservation Area and outside of the Development Boundary. Site is fairly large given the context of the existing built form of the village. Site has some slopes around its centre. There is currently no access to the site within its borders.	Residential lies to the SW and E, with Whittington Castle to the SE. Further agricultural fields lie to the N.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. Therefore open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site submission suggests that access can be gained off Church Street. However it is unclear where this access could be established. The suitability of any proposed access is subject to highway approval. The site is located within a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is within 30m of a Veteran Tree/ tree protected by a Tree Preservation Order. Development is subject to an assessment of impact on this protected tree in order to demonstrate how it can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of several grade 2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site submission suggests that access can be gained off Church Street. However it is unclear where this access could be established. The suitability of any proposed access is subject to highway approval. The site is located within a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is within 30m of a Veteran Tree/ tree protected by a Tree Preservation Order. Development is subject to an assessment of impact on this protected tree in order to demonstrate how it can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of several grade 2 listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WHN027	Land south of the School, Whittington	Whittington	1.81	54	0.72	Site is located to the S of Whittington outside of the Development Boundary. Less than 1% of the site is in flood zone 2/3. The site is currently agricultural use but there is currently no way of accessing the site.	Agricultural land surrounds the site, except to the N where C3 use lies.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is dependant on completion of a link from the current SAMDev housing allocation to the north and confirmation of the suitability of this link by the Highways team. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access is dependant on completion of a link from the current SAMDev housing allocation to the north and confirmation of the suitability of this link by the Highways team. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WHN028	North of Glebe Meadows, Whittington	Whittington	0.99	30	0.40	Site located to the west of Whittington, outside of the Development Boundary. Site previously had an application refused (and subsequently dismissed on appeal) for residential development. Site is currently agricultural use.	The railway runs along the site's eastern border, with further agricultural land to the N and W, and residential to the S. Some C3 lies immediately south of the site along its only access.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the proposed access into the site is narrow, the suitability of this access is subject to highway approval. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance the proposed access into the site is narrow, the suitability of this access is subject to highway approval. The site is also within 300m of a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WIC001	Land west of Manor House, Woore	Woore	5.13	154	2.05	A very large site to the west of the settlement formed by a single large field to the south of Audlem Rd from which it is separated by site WIC006. The site is gently undulating and used for agricultural purposes.	The site is predominantly surrounded by agricultural land in productive use. Site WIC006 which separates the site from Audlem Rd has PP for residential development. At its eastern end the site has a short boundary with the curtilage of the Manor House.	Not Suitable	The site is located adjacent to land with planning permission for residential development on the edge of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. Furthermore, the site is very large, projects into the countryside and does not appear to have a road frontage. As such the site is unsuitable for open market residential development.	Not Suitable	The site is located adjacent to land with planning permission for residential development on the edge of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is very large, projects into the countryside and does not appear to have a road frontage. As such the site is unsuitable for employment development.
WIC002	South of Audlem Road, Woore	Woore	10.72	322	4.29	The site is formed of a single very large field to the south of Audlem Rd to the west of the village. The site is gently undulating and used for agricultural purposes.	The site is predominantly surrounded by agricultural land in productive use. To the other side of Audlem Rd from the site are a number of dwellings of mixed type.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is very large and may be considered disproportionate to the size of the existing settlement, this will therefore require due consideration. The site also projects into the countryside, this will again require due consideration. The ability to provide an appropriate access to and into the site is subject to highway approval. The site is within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of a number of listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is very large and may be considered disproportionate to the size of the existing settlement, this will therefore require due consideration. The site also projects into the countryside, this will again require due consideration. The ability to provide an appropriate access to and into the site is subject to highway approval. The site is within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also within proximity of a number of listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WIC003	Land north of Newcastle Road, Woore	Woore	3.69	111	1.48	The site is formed of a single very large field to the north of Newcastle Rd to the east of the village. The site is gently undulating and used for agricultural purposes.	The site is bound to the north and east by agricultural land. To the south by Newcastle Rd to the opposite of which is further agricultural land. The west is bound by the built form of the village.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is within proximity of a number of listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is within proximity of a number of listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WIC004	Land south of Fieldview House, London Road, Woore	Woore	2.05	61	0.82	A large site formed by a single irregularly shaped field situated in the gap between Woore and Ireland's Cross on the A51. The site is in agricultural use and is gently undulating.	The site falls between the settlements of Woore and Irelands Cross and is situated immediately onto the A51. The surrounding area is predominantly agricultural although at its north western corner there is some residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to land with planning permission for residential development on the edge of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is located between Woore and Irelands Cross on the A51, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is within proximity of a number of listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to land with planning permission for residential development on the edge of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is located between Woore and Irelands Cross on the A51, this will require due consideration. The ability to provide an appropriate access is subject to highway approval. The site is within proximity of a number of listed buildings and a scheduled monument, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.



Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WIC005	Land south of Birchfield, London Road, Woore	Woore	3.31	99	1.32	The site comprises a single field to the immediate south of the current built form of Woore along the A51 London Road. The site is currently in agricultural use and has a frontage to the A51 of approx. 115 metres to its eastern side with a gated point of access. The site slopes very gently upwards away from the London Rd towards the west	To the immediate north of the site is residential development. The remainder of the site is in agricultural use.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is located between Woore and Irelands Cross on the A51, this will require due consideration. The ability to provide an appropriate access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is located between Woore and Irelands Cross on the A51, this will require due consideration. The ability to provide an appropriate access is subject to highway approval.
WIC008	Land at Syllenhurst Farm, Candle Lane, Woore	Woore	3.22	97	1.29	The site is formed of a single large field that is gently undulating in character. The field is currently in agricultural use and is bound to the east by London Rd (A51), to the south by Candle Lane and to the north by the access road to Syllenhurst Farm and the residential conversions at Syllenhurst Barns.	The site is bound to the east by London Rd (A51) to the opposite side of which is open countryside. To the south of the site is Candle Lane to the opposite of which is residential development including a new housing development of 50 dwellings. Candle Lane effectively forms the current delineation of the extent of the settlement's northern boundary. The north of the site is bound by the access road to Syllenhurst Farm and the residential conversions at Syllenhurst Barns to the opposite of which is open countryside. Syllenhurst Barns are to the north western corner of the site. To the west is another field in which there is a scheduled ancient monument Sillenhurst moated site and fishpond.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. An overhead powerline appears to run north-south through the site, parallel to the A51, this will require due consideration. The site is adjacent to a scheduled monument and in proximity of one or more listed buildings, for instance development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. An overhead powerline appears to run north-south through the site, parallel to the A51, this will require due consideration. The site is adjacent to a scheduled monument and in proximity of one or more listed buildings, for instance development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WIC009	Land at Birtles Farm, Woore	Woore	0.37	11	0.15	The site comprises an old barn and dwelling house fronting the London Rd (A51) with the associated curtilage. The site has a frontage of approx. 35m to the London Rd and the curtilage has a depth of approx. 124m. The site falls within the built form of the settlement.	The site falls within the built form of the settlement with the surrounding area being characterised by established residential development. The site is also close to the village school and memorial hall.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is also within proximity of	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is also within proximity of
WIC010	Brigemere Garden Centre, north of Woore	Woore	25.51	765	10.20	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.	The surrounding area is agricultural in nature.	Not Suitable	This site is located part in Shropshire and part in Cheshire. This large site is some distance (approx. 840m) from the settlement's built form and is considered to be in open countryside. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. Furthermore, due to the sites location it is not considered to have long term potential for open market residential development.	Not Suitable	This site is located part in Shropshire and part in Cheshire. This large site is some distance (approx. 840m) from the settlement's built form and is considered to be in open countryside. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, due to the sites location it is not considered to have long term potential for other forms of employment development.
WIC013	Land north of Audlem Road, Woore	Woore	11.51	345	4.60	A large irregularly shaped site located to the north of Woore. It contains the Sillenhurst moated site and fishpond which is a Scheduled Monument.	Character to north, east and west is predominantly agricultural. Character to south is a mix of residential and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. Furthermore the site contains a scheduled monument, therefore development at and within an appropriate buffer of this scheduled monument is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. Due to the location of this scheduled monument much of the remaining land is likely to be separated from the built form of the settlement by the scheduled monument and its buffer, such land is considered unsuitable for development due to this separation from the built form. If any land adjacent to the built form of Woore falls outside an appropriate buffer of the Scheduled Monument it may have long term potential as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is very large and may be considered disproportionate to the size of the existing settlement, it also projects into the countryside, this will therefore require due consideration (although as previously specified, the presence of the Scheduled Monument and its buffer is likely to mean that much of the site is separated from the built form of the settlement and therefore unsuitable for development). The ability to provide an appropriate access is subject to highway approval. The site is also in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site contains a scheduled monument, therefore development at and within an appropriate buffer of this scheduled monument is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. Due to the location of this scheduled monument much of the remaining land is likely to be separated from the built form of the settlement by the scheduled monument and its buffer, such land is considered unsuitable for development due to this separation from the built form. If any land adjacent to the built form of Woore falls outside an appropriate buffer of the Scheduled Monument it may have long term potential as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the site is very large and may be considered disproportionate to the size of the existing settlement, it also projects into the countryside, this will therefore require due consideration (although as previously specified, the presence of the Scheduled Monument and its buffer is likely to mean that much of the site is separated from the built form of the settlement and therefore unsuitable for development). The ability to provide an appropriate access is subject to highway approval. The site is also in proximity of ancient woodland, therefore development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
WIC005	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	This site was identified within the previous Strategic Land Availability Assessment (SHLAA). Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site is located between Woore and Irelands Cross on the A51, the implications of development in this location will require due consideration. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site is located between Woore and Irelands Cross on the A51, the implications of development in this location will require due consideration. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
WIC008	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
WIC009	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is in the majority located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is in the majority located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
WIC010	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Availability Unknown	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is in open countryside and in an isolated location, due to the sites location it is not considered suitable or to have long term potential for open market residential development.	Rejected	Availability, achievability and viability of the site are unknown. However the site is in open countryside and in an isolated location, due to the sites location it is not considered suitable or to have long term potential for open market residential development.
WIC013	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site contains a scheduled monument, therefore development at and within an appropriate buffer of this scheduled monument is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. Due to the location of this scheduled monument much of the remaining land is likely to be separated from the built form of the settlement by the scheduled monument and its buffer, such land is considered unsuitable for development due to this separation from the built form. If suitable mitigation of this identified constraint were possible, and any land adjacent to the built form falls outside an appropriate buffer its long term development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact. Specifically the site contains a scheduled monument, therefore development at and within an appropriate buffer of this scheduled monument is likely to lead to substantial harm to or total loss of significance of one or more designated heritage assets and as such is contrary to national policy. Due to the location of this scheduled monument much of the remaining land is likely to be separated from the built form of the settlement by the scheduled monument and its buffer, such land is considered unsuitable for development due to this separation from the built form. If suitable mitigation of this identified constraint were possible, and any land adjacent to the built form falls outside an appropriate buffer its long term development potential would also depend on confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WIC014	Land South Of Audlem Road, Woore	Woore	0.71	21	0.28	The site consists of a small part of a large agricultural field located to the west of Woore.	Character to north is predominantly residential. Character to the south and west is predominantly agricultural. Character to the east is a mix of agricultural and residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Consequently open market residential development on this site is contrary to policy. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is also within proximity of a scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to the built form of Woore. Within Woore appropriate development is limited to limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as Woore, Irelands Cross and Pipe Gate have been identified as a proposed Community Hub, the site may have long term potential for other forms of employment subject to appropriate policy changes and suitable management of any physical, heritage or environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is also within proximity of a scheduled monument and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WIC015	Woore Service Reservoir, west of Woore	Woore	1.34	40	0.53	site area actually 1.14 long access route included in area	Surrounding character is agricultural.	Not Suitable	The site is separated from the built form of Woore by other land. Consequently open market residential development on this site is contrary to policy. Furthermore, the ability to provide an appropriate access is unclear, it is unlikely that the existing access would be suitable to serve the redevelopment of the site. As such the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the built form of Woore by other land. enterprise and diversification schemes. Furthermore, the ability to provide an appropriate access is unclear, it is unlikely that the existing access would be suitable to serve the redevelopment of the site. As such the site is not considered to have long term potential for other forms of employment development.
WBR003	Land adjoining Brookside Close, Worthen	Worthen	1.84	55	0.73	Greenfield site on SE corner of Worthen. Currently in agricultural use for grazing/pasture and fodder crops, site acts as buffer between residential development on Brookside and Rectory Gardens and sewage treatment works adjoining SE corner of site. Site therefore has existing residential development on N boundary of site otherwise surrounded by agricultural land with exception of STW. Site boundaries are clearly defined by hedgerows and trees (some quite established) on all sides. W boundary also has watercourse running along it. Site has no road frontage and currently vehicle access is via surfaced access road to STW. Pedestrian and cycle access via same route to existing established links - no pavement provision. Approx. 90% of site within flood zones 2 or 3	Agricultural/open countryside with residential development to N.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement. However appropriate open market residential development within the Community Cluster is limited to infilling and conversions. As such this site is considered to be open countryside and open market residential development is contrary to policy. Furthermore, much of the site (over 90%) is located within flood zones 2 and/or 3, and the remainder of the site could only be accessed through flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Not Suitable	The site is located adjacent to an existing Community Cluster settlement. However appropriate employment development within the Community Cluster is limited to infilling and conversions. As such this site is considered to be open countryside and open market residential development is contrary to policy. Furthermore, much of the site (over 90%) is located within flood zones 2 and/or 3, and the remainder of the site could only be accessed through flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
WBR007	Land east of Bank Farm, Worthen	Worthen	0.71	21	0.29	Small greenfield site on NE edge of Worthen. Site is currently in agricultural use for rough grazing/pasture. Site has agricultural buildings of Bank Farm to W along with residential properties to SW and S on opposite side of B4386; further agricultural land to N and E of site. Site has boundaries clearly defined by hedgerows to N,S and E and fencing to W and part of N boundary. Site has road frontage to B4386 to S but current vehicle access is via farmyard of Bank Farm. Pedestrian and cycle access not obvious though PROW across site - no pavement provision.	Edge of village character - agricultural and open in appearance with some residential properties.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate open market residential development within the Community Cluster is limited to infilling and conversions. As such this site is considered to be open countryside and open market residential development is contrary to policy. However, the site may have long term potential as Worthen has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate employment development within the Community Cluster is limited to infilling and conversions. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development as Worthen has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
WBR008	Land at Bank Farm, Worthen	Worthen	0.56	17	0.22	Greenfield site comprising agricultural buildings and former slurry pit to N of village centre. Site is comprised entirely of agricultural buildings, hard standing, storage areas and former slurry pit with no vegetation except on boundaries. Site adjoins residential properties to W and S and further agricultural land to the N and E (SLAA site WBR007). Site boundaries are clearly defined with adjoining development to S and W and by trees/hedgerows to N and E. Site does not have road frontage and current vehicle access is via Back Lane. Pedestrian and cycle access via same route (no pavement provision) to established network.	Edge of village character - agricultural and rural in appearance with some residential properties.	Currently Suitable - Subject to Further Detailed Assessment	Agricultural buildings within an existing Community Cluster settlement, as such conversions/infilling may be appropriate subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of several grade 2 listed buildings and a grade 1 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. It is also proposed that Worthen will be a Community Hub, which may impact on suitability for other uses.	Currently Suitable - Subject to Further Detailed Assessment	Agricultural buildings within an existing Community Cluster settlement, as such conversions/infilling may be appropriate subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of several grade 2 listed buildings and a grade 1 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. It is also proposed that Worthen will be a Community Hub, which may impact on suitability for other uses.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
WIC014	Currently Available	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been the subject of either a refused or withdrawn Planning Application for an alternative use and subsequent investigations have not been able to clarify whether the site is available for this form of development. Therefore information gathered for the purposes of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is in the majority located in open countryside, consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. As the site is in the majority located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment, subject to confirmation of the sites availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
WIC015	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purposes of this study is unable to confirm that the site is available for this form of development.	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viable	The site has been submitted through the 'call for sites' for a relevant use. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as the site is separated from the built form of Woore within an isolated location.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However as the site is separated from the built form of Woore within an isolated location, suitable employment development is limited to small scale rural enterprise and diversification schemes.
WBR003	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purposes of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Rejected	The site is considered available, achievable and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, adjacent to a Community Cluster where suitable development is limited to infilling and conversions. Consequently open market residential development is contrary to policy. Additionally, much of the site (over 90%) is located within flood zones 2 and/or 3, and the remainder of the site could only be accessed through flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.	Rejected	Availability, achievability and viability of the site are unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, adjacent to a Community Cluster where suitable development is limited to infilling and conversions, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, much of the site (over 90%) is located within flood zones 2 and/or 3, and the remainder of the site could only be accessed through flood zones 2 and/or 3, therefore the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
WBR007	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purposes of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, adjacent to a Community Cluster where suitable development is limited to infilling and conversions. Consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, adjacent to a Community Cluster where suitable development is limited to infilling and conversions, suitable employment development is limited to small scale rural enterprise and diversification schemes. However as the site is located in open countryside, adjacent to a Community Cluster where suitable development is limited to infilling and conversions, suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
WBR008	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Achievable	Viable	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievable	Viable	The site has been promoted for employment uses. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable (infilling/conversion); available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for open market residential development (infilling/conversion) is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. It is also proposed that Worthen will be a Community Hub, which may impact on suitability for other uses. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable (infilling/conversion); available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for employment development (infilling/conversion) is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. It is also proposed that Worthen will be a Community Hub, which may impact on suitability for other uses. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.

Site Reference	Site Location	Settlement	Site Area (Ha)	Indicative Residential Capacity (at 30 dph)	Indicative Employment Floorspace Capacity (at 40% of total site) (Ha)	Site Description	Surrounding Character	Residential Suitability Conclusion	Residential Suitability Summary	Employment Suitability Conclusion	Employment Suitability Summary
WBR009	Land off Back Lane, Worthen	Worthen	3.15	94	1.26	The site consists of two agricultural fields and a field containing several barns/agricultural buildings.	Land to the north and west is predominantly agricultural. Land to the east and south is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate open market residential development within the Community Cluster is limited to infilling and conversions. As such this site is considered to be open countryside and open market residential development is contrary to policy. However, the site may have long term potential as Worthen has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site also contains a listed building and is within proximity of several others, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate employment development within the Community Cluster is limited to infilling and conversions. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment as Worthen has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site also contains a listed building and is within proximity of several others, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.
WBR010	Land south of B4386 Millfield, Worthen	Worthen	2.24	67	0.89	A linear site consisting of a triangular agricultural field and part of a very large agricultural field. The sites northern boundary is defined by the B4386, the sites eastern and western boundaries are defined by property curtilages, the sites southern boundary is in the majority undefined cutting across an agricultural field.	Character to east and west is residential. Character to the immediate north is residential beyond which it is agricultural. Character to the south is agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate open market residential development within the Community Cluster is limited to infilling and conversions. As such this site is considered to be open countryside and open market residential development is contrary to policy. However, the site may have long term potential as Brockton has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is located in the gap between Brockton and Worthen, which will require due consideration. The site is also within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to an existing Community Cluster settlement. However appropriate open market residential development within the Community Cluster is limited to infilling and conversions. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment as Brockton has been identified as a proposed Community Hub, subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access is subject to highway approval. The site is located in the gap between Brockton and Worthen, which will require due consideration. The site is also within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.

Site Reference	Residential Availability Conclusion	Residential Availability Summary	Employment Availability Conclusion	Employment Availability Summary	Residential Achievability Conclusion	Residential Viability Conclusion	Residential Achievability/Viability Conclusion	Employment Achievability Conclusion	Employment Viability Conclusion	Employment Achievability/Viability Conclusion	Residential Overall Conclusion	Residential Overall Summary	Employment Overall Conclusion	Employment Overall Summary
WBR009	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, adjacent to a Community Cluster where suitable development is limited to infilling and conversions. Consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Specifically the site contains a listed building.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, adjacent to a Community Cluster where suitable development is limited to infilling and conversions, suitable employment development is limited to small scale rural enterprise and diversification schemes. However as the site is located in open countryside, adjacent to a Community Cluster where suitable development is limited to infilling and conversions, suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Specifically the site contains a listed building.
WBR010	Currently Available	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	The site has been submitted through the 'call for sites' for a relevant use, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify whether it is. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	Achievable	Viable	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.	Achievability Unknown	Viability Unknown	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable (subject to any further necessary viability assessment). Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. However the site is not currently suitable for development as it is located in open countryside, adjacent to a Community Cluster where suitable development is limited to infilling and conversions. Consequently open market residential development is contrary to policy. the site may have long term potential, subject to appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Long Term Potential - Subject to Further Detailed Assessment	Availability, achievability and viability of the site are unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Furthermore the associated settlement offers some services and facilities suitable to meet the needs of potential occupiers of the site. As the site is located in open countryside, adjacent to a Community Cluster where suitable development is limited to infilling and conversions, suitable employment development is limited to small scale rural enterprise and diversification schemes. However as the site is located in open countryside, adjacent to a Community Cluster where suitable development is limited to infilling and conversions, suitable employment development is limited to small scale rural enterprise and diversification schemes. the site may have long term potential for other forms of employment, subject to confirmation of its availability, achievability and viability; appropriate changes to policies affecting this location; suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.