

**Albrighton Place Plan Area
Stage 2a Sustainability Appraisal:
Site Assessments**

**Albrighton Place Plan Area
Stage 2b Screening of Sites:
Site Assessments**

Site Assessment - Stage 2b

Site Reference:	ALB002
<i>Site Address:</i>	Land south of the railway line and north of Donington Pool, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	15.48
<i>Indicative Capacity (Dwellings):</i>	464
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Large greenfield site to the north of Albrighton. The site is in active agricultural use. The site is bounded by the railway to the north east; agricultural land to the north west; residential to the east; semi-natural open space (Donington and Albrighton LNR) to the south (with further residential development beyond); and St Cuthbert's Church and its grounds/Rectory Road to the East (with open countryside, much of which is in agricultural use beyond).
<i>Surrounding Character:</i>	To the north and west the character is open countryside in agricultural use, although there are also several rural dwellings on large plots and a nursery to the west. To the south and east the character is primarily residential however there is a significant boundary between the site and residential development to the south resulting from the presence of the semi-natural open space (Donington and Albrighton LNR).
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information ¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. A portion of the site is located in flood zones 2 and/or 3. The remaining area of the site may still have potential.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB003
<i>Site Address:</i>	Caravan storage, Station Road, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	0.22
<i>Indicative Capacity (Dwellings):</i>	6
<i>Type of Site:</i>	Brownfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site is currently used for the storage of caravans. It is a linear site running along the southern boundary of the railway line, opposite the railway station.
<i>Surrounding Character:</i>	Surrounding uses include housing, the railway line and station; open countryside to the south (allocated for and subject to a Planning Application for residential development; and builders merchants to the east.
<i>Suitability Information: (from SLAA)</i>	Currently Suitable
<i>Availability Information¹:</i>	Not Currently Available - Likely to become so
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB005
<i>Site Address:</i>	Talbot Road, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	0.45
<i>Indicative Capacity (Dwellings):</i>	14
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Recreational amenity land surrounded by residential properties, with a narrow points of access off Bowling Green Lane; Elm Road and Delaware Avenue.
<i>Surrounding Character:</i>	The surrounding area is predominantly residential.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	Size²:
Strategic Suitability³:	The majority of the site is an identified amenity open space.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB007
<i>Site Address:</i>	Land to the West of Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	22.42
<i>Indicative Capacity (Dwellings):</i>	673
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site is divided into two by Bowling Green Lane. It is a large area consisting of a significant number of fields in arable/pastoral use. The site also contains a sewage treatment works in its northern portion.
<i>Surrounding Character:</i>	The settlement of Albrighton is to the east of the site and there is a garden centre to its west. To the north are buildings associated with Cosford Airfield, beyond which is Cosford itself. To the south the character is predominantly agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. Two elements of the site contain identified outdoor sports facilities. The remaining area of the site may still have potential.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB008
<i>Site Address:</i>	Land to the South of Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	11.70
<i>Indicative Capacity (Dwellings):</i>	351
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A network of flat, small fields predominantly laid out to pasture, bounded by hedgerows and mature trees on either side of Newhouse Lane to the south of the settlement. Land also includes playing fields adjacent to Albrighton infant and junior schools.
<i>Surrounding Character:</i>	The surrounding character is predominantly agricultural, with agricultural fields to the south, west and east. To the north is residential development and Albrighton infant and junior schools.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. One element of the site contains identified outdoor sports facilities. The remaining area of the site may still have potential.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB009
<i>Site Address:</i>	Shrewsbury Arms, High Street, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	0.26
<i>Indicative Capacity (Dwellings):</i>	8
<i>Type of Site:</i>	Brownfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site contains the Shrewsbury Arms public house and a large car park.
<i>Surrounding Character:</i>	The site is opposite St. Mary Magdalene Church (north); Saxon Park sheltered accommodation (south), other surrounding properties are primarily residential.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB010
<i>Site Address:</i>	Land to north of Kingswood Road, south east of Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	3.31
<i>Indicative Capacity (Dwellings):</i>	99
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Level greenfield site in agricultural use to the south east of Albrighton. The site lies to the north of the A41, Kingswood Road with High House Lane running along the eastern boundary. It lies within Green Belt land, is approximately 850 metres outside of the settlement development boundary and feels divorced from the village.
<i>Surrounding Character:</i>	The surrounding character is agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB013
<i>Site Address:</i>	Wyvale Garden Centre, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	2.49
<i>Indicative Capacity (Dwellings):</i>	75
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	66%
<i>General Description:</i>	Linear site located between the Albrighton by-pass; railway line; rectory road; and Newport road. The site consists of a series of linked-units used as a garden centre; land used for the storage, display and sale of plants and other garden items; a large car-park; and a greenfield area.
<i>Surrounding Character:</i>	To the north, south and east land is predominantly of agricultural character. To the west land is predominantly residential (housing associated with Cosford Aerodrome).
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB014
<i>Site Address:</i>	Land at Cross Road, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	6.41
<i>Indicative Capacity (Dwellings):</i>	192
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A gently undulating series of agricultural fields to the south of Albrighton.
<i>Surrounding Character:</i>	To the north of the site is a predominantly residential part of Albrighton village. To the east of the site is Albrighton infant and primary school. To the west and south of the site are further agricultural fields. The site is located within the Green Belt.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB015
<i>Site Address:</i>	Land at Sandy Lane, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	12.12
<i>Indicative Capacity (Dwellings):</i>	363
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A series of agricultural fields located to the north of Albrighton, between the settlement of Albrighton and the railway line.
<i>Surrounding Character:</i>	Agricultural land to the east and west, there are also several rural dwellings on large plots and a nursery to the east. Railway line to the north and residential development to the south.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB016
<i>Site Address:</i>	Playing Field adj. Sewage Works, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	1.45
<i>Indicative Capacity (Dwellings):</i>	44
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Parcel of land containing a wooded belt, playing field and car park to the North West of Albrighton.
<i>Surrounding Character:</i>	Agricultural to north and east, sewage treatment works to west, and residential to south.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	<p>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</p> <p>A significant element (50%) of the central portion of the site, including the sites access is located within flood zones 2/3.</p> <p>Much of the site is an identified outdoor sports facility.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB017
<i>Site Address:</i>	Land north of Kingswood Road, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	5.49
<i>Indicative Capacity (Dwellings):</i>	165
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Agricultural field to the east of Albrighton. The land has been safeguarded for future development. The site is contained between the railway line to the north and Kingswood Road to the south.
<i>Surrounding Character:</i>	Railway line to the north, beyond which are agricultural fields. Kingswood Road to the south, beyond which are residential dwellings. A committed housing allocation/permission to the west. An agricultural field (also safeguarded for future development) to the east.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB018
<i>Site Address:</i>	Elms Farm Land, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	29.27
<i>Indicative Capacity (Dwellings):</i>	878
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of a series of agricultural fields located within the Green Belt to the south west of Albrighton.
<i>Surrounding Character:</i>	Character to the south and west is predominantly agricultural, although there is also a garden centre to the west of the northern element of the site. Character to the east is predominantly residential. Character to the north is a mix of residential, agricultural and open spaces used for outdoor sports.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB019
<i>Site Address:</i>	Land adjacent to the Depot on Cross Road, south west of Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	2.68
<i>Indicative Capacity (Dwellings):</i>	80
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of a series of small agricultural fields located to the north of the Depot on Cross Road and south west of Albrighton.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural, although there is a depot located adjacent to the site and a series of large rural dwellings on large plots to the north east along Cross Road.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information ¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB020
<i>Site Address:</i>	Land at the Birches, Cross Road, south west of Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	0.83
<i>Indicative Capacity (Dwellings):</i>	25
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of part of a large side and rear garden associated with a property on Cross Road, south west of Albrighton.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural. Although there are several large rural dwellings on large plots in proximity of the site.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB021
<i>Site Address:</i>	Land North of Beamish Lane, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	1.04
<i>Indicative Capacity (Dwellings):</i>	31
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A compact triangular site located to the east of Albrighton.
<i>Surrounding Character:</i>	Residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB022
<i>Site Address:</i>	Lea Farm Barn, south of Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	0.22
<i>Indicative Capacity (Dwellings):</i>	6
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of an agricultural barn and its small curtilage.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural. Although there are isolated rural dwellings/farmhouses in proximity of the site.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s). However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB023
<i>Site Address:</i>	East of Harp Lane, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	0.77
<i>Indicative Capacity (Dwellings):</i>	23
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of an agricultural field located to the rear of properties on High Street.
<i>Surrounding Character:</i>	Character to the east and south is predominantly agricultural. Character to the north is a mix of residential and commercial. Character to the west is currently a mix of rural and residential, however the land has been allocated for residential development.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALB024
<i>Site Address:</i>	Land east of Shaw Lane, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	1.73
<i>Indicative Capacity (Dwellings):</i>	52
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Agricultural field bounded by school playing fields to the north, residential property curtilages to west and south and a hedgerow containing significant numbers of mature trees to the east.
<i>Surrounding Character:</i>	Surrounding land uses include residential, open space associated with the school and agricultural (some of which has been allocated for residential development).
<i>Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P32a
<i>Site Address:</i>	Land between the Albrighton By-Pass and the Railway Line, north east of Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	4.92
<i>Indicative Capacity (Dwellings):</i>	148
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	Approx. 50%
<i>General Description:</i>	The site consists of a linear parcel of land bounded by the Albrighton By-Pass to the north and the railway line to the south. The site includes an area of green space; a travellers site consisting of a large area of hardstanding with associated buildings; and farm buildings.
<i>Surrounding Character:</i>	Character to the north and east is predominantly agricultural. Character to the west is commercial. Character to the south is agricultural, however these agricultural fields are a mix of land allocated for residential development and safeguarded for future development.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Availability¹: Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P32b
<i>Site Address:</i>	Land to the west of Quarry Leasow Barn, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	1.22
<i>Indicative Capacity (Dwellings):</i>	37
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The sites consists of a number of small agricultural fields located between the Albrighton By-Pass, the Railway Line, Quarry Leasow Barn and Rectory Road.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P32c
<i>Site Address:</i>	Land between the Albrighton By-Pass and the Railway Line, north of Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	4.07
<i>Indicative Capacity (Dwellings):</i>	122
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of a series of agricultural fields defined by the Albrighton By-Pass and the railway line. The sites extent is also defined by the location of a series of rural dwellings/farmhouses and their curtilages.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural, although there are also a number of rural dwellings/farmhouses in proximity.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P35
<i>Site Address:</i>	Land south of Albrighton Hall, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	38.60
<i>Indicative Capacity (Dwellings):</i>	1158
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	An extensive irregularly shaped site consisting of a large number of agricultural fields located to the south of Albrighton Hall and the settlement of Albrighton itself.
<i>Surrounding Character:</i>	Character to the south, west and east is predominantly agricultural. Character to the north is a mix of residential dwellings (of various density), land allocated for residential development or safeguarded for future development.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Availability¹: Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P36a
<i>Site Address:</i>	Land located between Cross Road, Patshull Road and Holyhead Road, south west of Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	23.23
<i>Indicative Capacity (Dwellings):</i>	697
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Triangular site formed by Cross Road, Patshull Road and Holyhead Road consisting of a series of agricultural fields of varying sizes.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural. However residential dwellings within Albrighton are located to the north east of the site.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P36b
<i>Site Address:</i>	Land at Lea Hall, South of Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	56.29
<i>Indicative Capacity (Dwellings):</i>	1689
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A very large and irregularly shaped site consisting of numerous agricultural fields. The site is separated from the built form of the settlement by further agricultural land.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Availability¹: Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P37a
<i>Site Address:</i>	Land north of Holyhead Road and east of Green Lane, south west of Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	12.20
<i>Indicative Capacity (Dwellings):</i>	366
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Relatively large parcel consisting of three agricultural fields located to the south west of Albrighton and separated from the settlement by another large agricultural field. The site is bordered by Green Lane to the west, Holyhead road to the south and Cross Lane to the south east. Other boundaries are agricultural field boundaries.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural, although there are a limited number of large rural dwellings on large plots in proximity of the site.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P37b
<i>Site Address:</i>	Land north east of Kennel Lane, south west of Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	12.72
<i>Indicative Capacity (Dwellings):</i>	382
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Large, irregularly shaped site consisting of a series of agricultural fields to the south west of Albrighton.
<i>Surrounding Character:</i>	Surrounding uses include agriculture, horticulture/garden centre, sewage treatment works, public open space, and a limited number of rural dwellings/farmhouses.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P38
<i>Site Address:</i>	Land North of Loak Road, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	0.36
<i>Indicative Capacity (Dwellings):</i>	11
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	Approx. 10%
<i>General Description:</i>	Rectangular site located north of Loak Road, east of Albrighton Allotments, west of a row of houses on Worthington Drive and south of the playing fields and sludge tanks off Worthington Drive. The site consists of a grassed field, an area of scrubland which previously contained a building, and an area of hardstanding. The site has an informal footpath across it, linking Loak Road and Worthington Drive.
<i>Surrounding Character:</i>	Character to the south and east is predominantly residential. To the north and west is a mix of open space and the sewage treatment works and associated land.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Availability¹: Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P39
<i>Site Address:</i>	Land east of Rectory Road and south of the railway line, Albrighton
<i>Settlement:</i>	Albrighton
<i>Site Size (Ha):</i>	4.33
<i>Indicative Capacity (Dwellings):</i>	130
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of an agricultural field located to the south of the railway line and east of Rectory Road. The site is separated from the built form of Albrighton by agricultural fields and the Donington Pool Local Nature Reserve.
<i>Surrounding Character:</i>	Surrounding character is predominantly open countryside in agricultural use, although there is also several rural dwellings on large plots and a nursery to the south of the site farm buildings/farmhouse to the north of the site.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Availability¹: Size²:	
Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

**Albrighton Place Plan Area
Stage 3 Detailed Site Review:
Site Assessments**