

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
ALB002	Land south of the railway line and north of Donington Pool, Albrighton	Albrighton	15.48	464	6.19	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 Cuthberts Church and its grounds/Rectory Road to the East (with open countryside, much of which is in agricultural use beyond).	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).	Not Suitable	As the site is located outside the development boundary and within the Green Belt, it is unsuitable for open market residential development. The site is also subject to heritage, environmental and/or physical constraints. For instance the southern and eastern boundaries of the site are 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. Access to the site would be established off a relatively narrow road, the suitability of such an access is subject to highway approval. 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. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The implications of the additional vehicular movements on the adjacent Local Nature Reserve would need to be considered as part of this exercise, as vehicles would need to travel through this site to access the town and its services/facilities. There are a number of TPO's 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Suitable	As the site is located outside the development boundary and within the Green Belt, it is unsuitable for employment development. The site is also subject to heritage, environmental and/or physical constraints. For instance the southern and eastern boundaries of the site are 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. Access to the site would be established off a relatively narrow road, the suitability of such an access is subject to highway approval. 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. 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ALB003	Caravan storage, Station Road, Albrighton	Albrighton	0.22	6	0.09	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.	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.	Currently Suitable - Subject to Further Detailed Assessment	The site is suitable for residential development, subject to appropriate management of any physical, heritage and environmental constraints present. For instance provision of an appropriate access to the site and management of the sites relationship with the railway line (e.g. noise). Furthermore the site is located within proximity of several 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. 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 suitable for employment development, to appropriate management of any physical, heritage and environmental constraints present. For instance provision of an appropriate access to the site and management of the sites relationship with the railway line (e.g. noise). Furthermore the site is located within proximity of several 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
ALB005	Talbot Road, Albrighton	Albrighton	0.45	14	0.18	Recreational amenity land surrounded by residential properties, with a narrow points of access off Bowling Green Lane; Elm Road and Delaware Avenue.	The surrounding area is predominantly residential.	Not Suitable	Although the site is located within the Albrighton development boundary it consists of 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. Furthermore access to the site is poor and the ability to provide an appropriate access would be subject to agreement by the Highways Team. 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 Suitable	Although the site is located within the Albrighton development boundary it consists of 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. Furthermore access to the site is poor and the ability to provide an appropriate access would be subject to agreement by the Highways Team. 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.
ALB007	Land to the West of Albrighton	Albrighton	22.42	673	8.97	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.	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.	Not Suitable	The site is not suitable for open market residential development as it is located outside the settlement development boundary and within the Green Belt. Furthermore, the site also contains two areas of identified open space, 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 ability to provide an appropriate pedestrian, cycle and vehicular access to and into the site is subject to highway approval. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Suitable	The site is not suitable for employment development as it is located outside the settlement development boundary and within the Green Belt. Furthermore, the site also contains two areas of identified open space, 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 ability to provide an appropriate pedestrian, cycle and vehicular access to and into the site is subject to highway approval. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
ALB008	Land to the South of Albrighton	Albrighton	11.70	351	4.68	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.	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.	Not Suitable	The site is not suitable for open market residential development as it is located outside the settlement development boundary and within the Green Belt. Furthermore, the site contains an outdoor sports facility, this element 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. It is also unclear whether an appropriate vehicular, cycle and pedestrian access can be established to the site and linkage from this access into the wider highway network. Furthermore the site is 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. Additionally the site is within proximity of a number 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 Suitable	The site is not suitable for residential development as it is located outside the settlement development boundary and within the Green Belt. Furthermore, the site contains an outdoor sports facility, this element 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. It is also unclear whether an appropriate vehicular, cycle and pedestrian access can be established to the site and linkage from this access into the wider highway network. Furthermore the site is 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. Additionally the site is within proximity of a number 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.

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
ALB002	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 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. Additionally, the ability to provide an appropriate access to and into the site is subject to highway approval; and the southern and eastern boundaries of the site are located within flood zones 2 and/or 3.	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 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. Additionally, the ability to provide an appropriate access to and into the site is subject to highway approval; and the southern and eastern boundaries of the site are located within flood zones 2 and/or 3
ALB003	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	This site was identified within a previous Urban Housing Capacity Study. 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.	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 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 development. 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
ALB005	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 achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site consists of an 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. Furthermore access to the site is poor and the ability to provide an appropriate access would be subject to agreement by the Highways Team.	Rejected	The sites availability; achievability and viability are unknown (subject to any further necessary viability assessment). However the site consists of an 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. Furthermore access to the site is poor and the ability to provide an appropriate access would be subject to agreement by the Highways Team.
ALB007	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	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. 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Where necessary, this will be informed by further discussions with landowners and/or their representatives and is 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 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 site also contains two areas of identified open space, 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	The sites 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 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. 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Furthermore, the site contains an outdoor sports facility, this element 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 associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Rejected	The sites 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 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. 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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
ALB009	Shrewsbury Arms, High Street, Albrighton	Albrighton	0.26	8	0.10	The site contains the Shrewsbury Arms public house and a large car park.	The site is opposite St. Mary Magdalene Church (north); Saxon Park sheltered accommodation (south), other surrounding properties are primarily residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within the Albrighton development boundary as such it is an appropriate location for residential development, although there would need to be consideration as to whether the existing business is viable. The public house is a listed building, 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 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of one or more trees subject to a 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. 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 not considered suitable for employment use as policy seeks to retain existing services and facilities unless there is clear evidence that the business is not viable now and in the long term - this does not appear to be the case with this public house. The public house is a listed building, 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 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of one or more trees subject to a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
ALB010	Land to north of Kingswood Road, south east of Albrighton	Albrighton	3.31	99	1.32	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.	The surrounding character is agricultural.	Not Suitable	The site is not considered suitable for open market residential development as it lies outside the existing settlement development boundary in a location detached from the main part of the village and in designated Green Belt. Furthermore, the sites isolated and rural location means it would represent an isolated block of development. Additionally the ability to provide a suitable access to the site would be dependent on highway approval as the site is on a bend on Kingswood Road.	Not Suitable	The site is not considered suitable for employment development as it lies outside the existing settlement development boundary in a location detached from the main part of the village and in designated Green Belt. Furthermore, the sites isolated and rural location means it would represent an isolated block of development. Additionally the ability to provide a suitable access to the site would be dependent on highway approval as the site is on a bend on Kingswood Road.
ALB013	Wyvale Garden Centre, Albrighton	Albrighton	2.49	75	0.99	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.	To the north, south and east land is predominantly of agricultural character. To the west land is predominantly residential (housing associated with Cosford Aerodrome).	Not Suitable	The site is not suitable for open market residential development as it is located within the Green Belt and distant from the built form and development boundary of Albrighton, however parts of the site are adjacent to the built form of Cosford. The ability to provide an appropriate access and the amenity impact on potential occupiers of the site are also potential constraints.	Not Suitable	The site is not suitable for employment development as it is located within the Green Belt and distant from the built form and development boundary of Albrighton, however part of it is adjacent to the built form of Cosford. The ability to provide an appropriate access and the amenity impact on potential occupiers of the site are also potential constraints.
ALB014	Land at Cross Road, Albrighton	Albrighton	6.41	192	2.56	A gently undulating series of agricultural fields to the south of Albrighton.	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.	Not Suitable	The site is not suitable for residential development as it is located outside the settlement development boundary and within the Green Belt. Furthermore, the site contains and is in proximity of a number 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Suitable	The site is not suitable for employment development as it is located outside the settlement development boundary and within the Green Belt. Furthermore, the site contains and is in proximity of a number 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
ALB009	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	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 achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. The site is located within the Albrighton development boundary as such it is an appropriate location for residential development, although there would need to be consideration as to whether the existing business is viable. The site may therefore have long term potential subject to confirmation of its availability and consideration of the viability of the current business.	Long Term Potential - Subject to Further Detailed Assessment	The sites availability; achievability and viability are unknown. The site is located within the Albrighton development boundary as such it is an appropriate location for employment development, although there would need to be consideration as to whether the existing business is viable. The site may therefore have long term potential subject to confirmation of its availability, achievability and viability; and consideration of the viability of the current business.
ALB010	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 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 lies outside the existing settlement development boundary in a location detached from the main part of the village and designated 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. The sites isolated and rural location means it would represent an isolated block of development in a rural location. Additionally the ability to provide a suitable access to the site would be dependent on highway approval as the site is on a bend on Kingswood Road.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore, the site is not considered suitable for development as it lies outside the existing settlement development boundary in a location detached from the main part of the village and designated 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. The sites isolated and rural location means it would represent an isolated block of development in a rural location. Additionally the ability to provide a suitable access to the site would be dependent on highway approval as the site is on a bend on Kingswood Road.
ALB013	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 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 available, viable and achievable (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.	Rejected	The site is considered available, viable and achievable (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 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.
ALB014	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 this matter. 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; viable and achievable (subject to any further necessary viability assessment). 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 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.	Rejected	The site is considered available; viable and achievable (subject to any further necessary viability assessment). 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 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
ALB015	Land at Sandy Lane, Albrighton	Albrighton	12.12	363	4.85	A series of agricultural fields located to the north of Albrighton, between the settlement of Albrighton and the railway line.	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.	Not Suitable	The site is not suitable for residential development as it is located outside the settlement development boundary and within the Green Belt. Furthermore, the site is located adjacent to 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. The site is also in proximity of a conservation area; a scheduled monument 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. Part of the site is located within flood zones 2/3 but the remainder of the site is considered developable. The ability to provide an appropriate access for vehicles, pedestrians and cyclists would be subject to highway approval - the implications of the additional vehicular movements on the adjacent Local Nature Reserve would need to be considered as part of this exercise, as vehicles would need to travel through this site to access the town and its services/facilities.	Not Suitable	The site is not suitable for employment development as it is located outside the settlement development boundary and within the Green Belt. Furthermore, the site is located adjacent to 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. The site is also in proximity of a conservation area; a scheduled monument 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. An element of the site is located within flood zones 2/3 but the remainder of the site is considered developable. The ability to provide an appropriate access for vehicles, pedestrians and cyclists would be subject to highway approval - the implications of the additional vehicular movements on the adjacent Local Nature Reserve would need to be considered as part of this exercise, as vehicles would need to travel through this site to access the town and its services/facilities.
ALB016	Playing Field adj. Sewage Works, Albrighton	Albrighton	1.45	44	0.58	Parcel of land containing a wooded belt, playing field and car park to the North West of Albrighton.	Agricultural to north and east, sewage treatment works to west, and residential to south.	Not Suitable	The site is not suitable for residential development as it is located outside the settlement development boundary and within the Green Belt. Furthermore, a significant (50%) element of the central portion of the site, including the sites access is located within flood zones 2/3, therefore the site 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. Furthermore, the site contains an outdoor sports facility, this element 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 located adjacent to 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. 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. The suitability of the current/new access to support the development of the site would be subject to highway approval.	Not Suitable	The site is not suitable for residential development as it is located outside the settlement development boundary and within the Green Belt. A significant (50%) element of the central portion of the site, including the sites access is located within flood zones 2/3, therefore the site 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. Furthermore, the site contains an outdoor sports facility, this element 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 located adjacent to 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. 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. The suitability of the current/new access to support the development of the site would be subject to highway approval.
ALB017	Land north of Kingswood Road, Albrighton	Albrighton	5.49	165	2.20	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.	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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The sites are adjacent to but outside the Albrighton development boundary. However the site is located within land safeguarded for future development, therefore whilst the site is currently contrary to policy, it does have future potential for development. Suitability is subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the suitability of the pedestrian, cycle and vehicular access is subject to highway approval. The site is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a number 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. 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 sites are adjacent to but outside the Albrighton development boundary. However the site is located within land safeguarded for future development, therefore whilst the site is currently contrary to policy, it does have future potential for development. Suitability is subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the suitability of the pedestrian, cycle and vehicular access is subject to highway approval. The site is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a number 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
ALB018	Elms Farm Land, Albrighton	Albrighton	29.27	878	11.71	The site consists of a series of agricultural fields located within the Green Belt to the south west of Albrighton.	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.	Not Suitable	The sites are adjacent to but outside the Albrighton development boundary and extends some distance away from it. The site is also 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 to and into the site is subject to highway approval. The scale of the site and the distance of some elements of it from the existing built form of the settlement will require due consideration. The site is also in proximity of a number of listed buildings (one of which is surrounded by the site), therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 sites are adjacent to but outside the Albrighton development boundary and extends some distance away from it. The site is also 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 to and into the site is subject to highway approval. The scale of the site and the distance of some elements of it from the existing built form of the settlement will require due consideration. The site is also in proximity of a number of listed buildings (one of which is surrounded by the site), therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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
ALB015	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; viable and achievable (subject to any further necessary viability assessment). 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 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.	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 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.
ALB016	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; viable and achievable (subject to any further necessary viability assessment). 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 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 approximately 50% of the site (central areas and likely points of access) are located within flood zones 2 and/or 3, thus the site would only be considered suitable 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 also contains an outdoor sports facility, this element 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	The site is considered available; viable and achievable (subject to any further necessary viability assessment). 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 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 approximately 50% of the site (central areas and likely points of access) are located within flood zones 2 and/or 3, thus the site would only be considered suitable 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 also contains an outdoor sports facility, this element 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.
ALB017	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 land safeguarded for future development, 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 not currently suitable for development as it is located in land safeguarded for future development, consequently employment 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.
ALB018	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; viable and achievable (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 the ability to provide an appropriate access to and into the site is subject to highway approval and the scale of the site and the distance of some elements of it from the existing built form of the settlement will require due consideration.	Rejected	The site is considered available; viable and achievable (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 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 to and into the site is subject to highway approval and the scale of the site and the distance of some elements of it from the existing built form of the settlement 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
ALB019	Land adjacent to the Depot on Cross Road, south west of Albrighton	Albrighton	2.68	80	1.07	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.	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.	Not Suitable	The sites is separated from the Albrighton development boundary by a combination of agricultural fields and large rural dwellings in large plots. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. Furthermore the site contains a tree 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 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 sites is separated from the Albrighton development boundary by a combination of agricultural fields and large rural dwellings in large plots. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. Furthermore the site contains a tree 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 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.
ALB020	Land at the Birches, Cross Road, south west of Albrighton	Albrighton	0.83	25	0.33	The site consists of part of a large side and rear garden associated with a property on Cross Road, south west of Albrighton.	Surrounding character is predominantly agricultural. Although there are several large rural dwellings on large plots in proximity of the site.	Not Suitable	The sites is separated from the Albrighton development boundary by a combination of agricultural fields and large rural dwellings in large plots. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. Furthermore the site contains a tree subject to TPO protection and is in proximity of other 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 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 sites is separated from the Albrighton development boundary by a combination of agricultural fields and large rural dwellings in large plots. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. Furthermore the site contains a tree subject to TPO protection and is in proximity of other 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 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.
ALB021	Land North of Beamish Lane, Albrighton	Albrighton	1.04	31	0.42	A compact triangular site located to the east of Albrighton.	Residential and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within land safeguarded for future development, therefore whilst the site is currently contrary to policy, it does have future potential for development. Suitability is subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is outside and separated from Albrighton's development boundary by further safeguarded land, which will require due consideration. The suitability of the pedestrian, cycle and vehicular access is subject to highway approval. 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. 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 within land safeguarded for future development, therefore whilst the site is currently contrary to policy, it does have future potential for development. Suitability is subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is outside and separated from Albrighton's development boundary by further safeguarded land, which will require due consideration. The suitability of the pedestrian, cycle and vehicular access is subject to highway approval. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
ALB022	Lea Farm Barn, south of Albrighton	Albrighton	0.22	6	0.09	The site consists of an agricultural barn and its small curtilage.	Surrounding character is predominantly agricultural. Although there are isolated rural dwellings/farmhouses in proximity of the site.	Not Suitable	The sites is separated from the Albrighton development boundary by agricultural fields. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy.	Not Suitable	The sites is separated from the Albrighton development boundary by agricultural fields. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy.
ALB023	East of Harp Lane, Albrighton	Albrighton	0.77	23	0.31	The site consists of an agricultural field located to the rear of properties on High Street.	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.	Not Suitable	The sites is adjacent to but outside the Albrighton development boundary and extends some distance away from it. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. Furthermore, the access to the site is likely down a very narrow track, the ability for this access to serve the development of the site is unclear and would be subject to highway approval. Alternatively the site could be accessed via the adjacent housing allocation, however until such time as the layout is confirmed the ability to provide such an access is unclear. 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 sites is adjacent to but outside the Albrighton development boundary and extends some distance away from it. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. Furthermore, the access to the site is likely down a very narrow track, the ability for this access to serve the development of the site is unclear and would be subject to highway approval. Alternatively the site could be accessed via the adjacent housing allocation, however until such time as the layout is confirmed the ability to provide such an access is unclear. 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.

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
P32a	Land between the Albrighton By-Pass and the Railway Line, north east of Albrighton	Albrighton	4.92	148	1.97	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.	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.	Not Suitable	The sites are adjacent to but outside the Albrighton development boundary. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. Furthermore, the site is separated from much of the residential elements of the settlement of Albrighton by the Railway line. The ability to provide an appropriate access into the site is subject to highway approval. The site is also 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 sites are adjacent to but outside the Albrighton development boundary. The site is also 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 into the site is subject to highway approval. The site is also 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.
P32b	Land to the west of Quarry Leasow Barn, Albrighton	Albrighton	1.22	37	0.49	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.	Surrounding character is predominantly agricultural.	Not Suitable	The sites is outside and separated from the Albrighton development boundary. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. The site is located in an isolated location, separated from the built form of Albrighton. The ability to provide an appropriate access to and into the site is subject to highway approval.	Not Suitable	The sites is outside and separated from the Albrighton development boundary. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. The site is located in an isolated location, separated from the built form of Albrighton. The ability to provide an appropriate access to and into the site is subject to highway approval.
P32c	Land between the Albrighton By-Pass and the Railway Line, north of Albrighton	Albrighton	4.07	122	1.63	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.	Surrounding character is predominantly agricultural, although there are also a number of rural dwellings/farmhouses in proximity.	Not Suitable	The sites are adjacent to but outside the Albrighton development boundary. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. The ability to provide an appropriate access to and into the site is subject to highway approval. Whilst part of the site lies adjacent to the development boundary, it projects out into the countryside and is separated from much of the settlement of Albrighton by the Railway Line. The site is in proximity of a scheduled monument 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 sites are adjacent to but outside the Albrighton development boundary. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. The ability to provide an appropriate access to and into the site is subject to highway approval. Whilst part of the site lies adjacent to the development boundary, it projects out into the countryside and is separated from much of the settlement of Albrighton by the Railway Line. The site is in proximity of a scheduled monument 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.
P35	Land south of Albrighton Hall, Albrighton	Albrighton	38.60	1158	15.44	An extensive irregularly shaped site consisting a large number of agricultural fields located to the south of Albrighton Hall and the settlement of Albrighton itself.	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.	Not Suitable	The sites are adjacent to but outside the Albrighton development boundary. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. Furthermore, a small portion of the south western corner 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 site is also very large and its relationship to be existing settlement will require due consideration. The ability to provide an appropriate access to and into the site is subject to highway approval. Part of the site is located in a conservation area, whilst the remainder of the site is in proximity of a conservation area and the site is also 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 also 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.	Not Suitable	The sites are adjacent to but outside the Albrighton development boundary. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. Furthermore, a small portion of the south western corner 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 site is also very large and its relationship to be existing settlement will require due consideration. The ability to provide an appropriate access to and into the site is subject to highway approval. Part of the site is located in a conservation area, whilst the remainder of the site is in proximity of a conservation area and the site is also 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 also 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.
P36a	Land located between Cross Road, Patshull Road and Holyhead Road, south west of Albrighton	Albrighton	23.23	697	9.29	Triangular site formed by Cross Road, Patshull Road and Holyhead Road consisting of a series of agricultural fields of varying sizes.	Surrounding character is predominantly agricultural. However residential dwellings within Albrighton are located to the north east of the site.	Not Suitable	The sites is outside the Albrighton development boundary. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. Furthermore, whilst the north western corner of the site is adjacent to the settlement boundary, the site appears disconnected from the existing built form. The site also projects into the countryside. 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 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 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.	Not Suitable	The sites is outside the Albrighton development boundary. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. Furthermore, whilst the north western corner of the site is adjacent to the settlement boundary, the site appears disconnected from the existing built form. The site also projects into the countryside. 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 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 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.

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
P36b	Land at Lea Hall, South of Albrighton	Albrighton	56.29	1689	22.51	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.	Surrounding character is predominantly agricultural.	Not Suitable	The sites is outside and separated from the Albrighton development boundary. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. Furthermore, the site is detached from the built form of the settlement. The sites scale and relationship to the settlement of Albrighton will require due consideration. 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 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 sites is outside and separated from the Albrighton development boundary. The site is also located within the Green Belt, as such employment residential development on the site would be contrary to policy. Furthermore, the site is detached from the built form of the settlement. The sites scale and relationship to the settlement of Albrighton will require due consideration. 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 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.
P37a	Land north of Holyhead Road and east of Green Lane, south west of Albrighton	Albrighton	12.20	366	4.88	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.	Surrounding character is predominantly agricultural, although there are a limited number of large rural dwellings on large plots in proximity of the site.	Not Suitable	The sites is outside and separated from the Albrighton development boundary. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. Furthermore, the site is in an isolated location. The sites relationship to the settlement of Albrighton will require due consideration. The ability to provide an appropriate access to and into the site and from the site to services and facilities in Albrighton is subject to highway approval and will require due consideration.	Not Suitable	The sites is outside and separated from the Albrighton development boundary. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. Furthermore, the site is in an isolated location. The sites relationship to the settlement of Albrighton will require due consideration. The ability to provide an appropriate access to and into the site and from the site to services and facilities in Albrighton is subject to highway approval and will require due consideration.
P37b	Land north east of Kennel Lane, south west of Albrighton	Albrighton	12.72	382	5.09	Large, irregularly shaped site consisting of a series of agricultural fields to the south west of Albrighton.	Surrounding uses include agriculture, horticulture/garden centre, sewage treatment works, public open space, and a limited number of rural dwellings/farmhouses.	Not Suitable	The sites is outside and separated from the Albrighton development boundary. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. Furthermore, the site is in an isolated location. The sites relationship to the settlement of Albrighton will require due consideration. The ability to provide an appropriate access to and into the site and from the site to services and facilities in Albrighton is subject to highway approval and will require due consideration. 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 sites is outside and separated from the Albrighton development boundary. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. Furthermore, the site is in an isolated location. The sites relationship to the settlement of Albrighton will require due consideration. The ability to provide an appropriate access to and into the site and from the site to services and facilities in Albrighton is subject to highway approval and will require due consideration. 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.
P38	Land North of Loak Road, Albrighton	Albrighton	0.36	11	0.14	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.	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.	Not Suitable	The sites is adjacent to but outside the Albrighton development boundary. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. Furthermore, the site has previously been in industrial use and is in close proximity of the Sewage Works, as such it would be necessary to assess and mitigate any contamination on the site prior to development. An informal public footpath crosses the site and the value of this connection will require consideration and if necessary an alternative route provided. The ability to provide an appropriate access to the site is subject to highway approval. 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 sites is adjacent to but outside the Albrighton development boundary. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. Furthermore, the site has previously been in industrial use and is in close proximity of the Sewage Works, as such it would be necessary to assess and mitigate any contamination on the site prior to development. An informal public footpath crosses the site and the value of this connection will require consideration and if necessary an alternative route provided. The ability to provide an appropriate access to the site is subject to highway approval. 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.
P39	Land east of Rectory Road and south of the railway line, Albrighton	Albrighton	4.33	130	1.73	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.	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.	Not Suitable	The sites is outside and separated from the Albrighton development boundary. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. Furthermore, the site is separated from the built form of the settlement by an agricultural field and the Donington Pool Local Nature Reserve. The implications of the additional vehicular movements on the Local Nature Reserve would need to be considered as part of this exercise, as vehicles would need to travel through this site to access the town and its services/facilities. Access to the site would be established off a relatively narrow road, the suitability of such an access is subject to highway approval. The site is also in proximity of a conservation area, scheduled monument 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 Suitable	The sites is outside and separated from the Albrighton development boundary. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. Furthermore, the site is separated from the built form of the settlement by an agricultural field and the Donington Pool Local Nature Reserve. The implications of the additional vehicular movements on the Local Nature Reserve would need to be considered as part of this exercise, as vehicles would need to travel through this site to access the town and its services/facilities. Access to the site would be established off a relatively narrow road, the suitability of such an access is subject to highway approval. The site is also in proximity of a conservation area, scheduled monument 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.

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
BEH001	Land adjacent to Benthall Villa Farm and Morris Corfield and Co Ltd, Benthall	Benthall near Broseley	1.19	36	0.48	Part of an agricultural field located between Benthall Villa Farm and Morris Corfield and Co Ltd. To the north west of Benthall.	Surrounding character is predominantly agricultural. However, there are residential dwellings to the east and south east of the site and the adjacent Morris Corfield and Co Ltd site (west) is a commercial enterprise.	Not Suitable	The site is located to the west of the village of Benthall. It is distant from the development boundary for Broseley. As such open market residential development is contrary to policy. Furthermore, due to the sites distance from Broseley it is more closely associated with Benthall which is considered countryside and is not an appropriate location for open market housing.	Not Suitable	The site is located to the west of the village of Benthall. It is distant from the development boundary for Broseley. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites distance from Broseley it is more closely associated with Benthall which is considered countryside and is not an appropriate location for wider forms of employment development.
BEH002	Land south west of Benthall	Benthall near Broseley	3.59	108	1.44	An agricultural field separated from the built form of Benthall (to the north) by another agricultural field.	Surrounding character is a mix of agricultural and forestry/woodland.	Not Suitable	The site is located to the south of the village of Benthall. It is distant from the development boundary for Broseley and separated from the built form of Benthall. As such open market residential development is contrary to policy and the site is not considered to have long term potential.	Not Suitable	The site is located to the south of the village of Benthall. It is distant from the development boundary for Broseley and separated from the built form of Benthall. 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.
BEH003X	Benthall Grange	Benthall near Broseley	0.14	N/A	N/A						
BEH006	Land to east of Longbourne House, Benthall	Benthall near Broseley	0.92	28	0.37	Part of the site appears to be infrequently used in associated with the Morris Corfield and Co Lit works site on the opposite side of Benthall Lane. The remainder of the site consists of an area of scrubland and a grassed field.	Character to the south is forestry/woodland. Character to the immediate west is forestry/woodland beyond which it is agricultural. Character to the north is a mix of agricultural and commercial. Character to the east is a mix of agricultural and residential.	Not Suitable	The site is located to the west of the village of Benthall. It is distant from the development boundary for Broseley. As such open market residential development is contrary to policy. Furthermore, due to the sites distance from Broseley it is more closely associated with Benthall which is considered countryside and is not an appropriate location for open market housing.	Not Suitable	The site is located to the west of the village of Benthall. It is distant from the development boundary for Broseley. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites distance from Broseley it is more closely associated with Benthall which is considered countryside and is not an appropriate location for wider forms of employment development.
BEH007	South of Benthall Lane, Benthall	Benthall near Broseley	7.18	215	2.87	A large irregularly shaped site located within to the south of Benthall comprising of a series of agricultural fields.	Character to north and north west is predominantly residential. Character to the west is predominantly agricultural. Character to the south is predominantly woodland/forest. Character to the east is a mix of agricultural, wooded areas and dwellings with large curtilages.	Not Suitable	The site is located to the south of the village of Benthall. It is separated from the built form and settlement boundary of Broseley by a wooded area containing a small number of dwellings with large curtilages. As such open market residential development is contrary to policy. Ultimately the site is not considered to have long term potential for open market residential development as it is associated with the settlement of Benthall rather than Broseley, which is considered countryside, the site is also of a scale that is disproportionate to this settlement.	Not Suitable	The site is located to the south of the village of Benthall. It is separated from the built form and settlement boundary of Broseley by a wooded area containing a small number of dwellings with large curtilages. As such employment development is limited to small scale rural enterprise and diversification schemes. Ultimately the site is not considered to have long term potential for other forms of employment development as it is associated with the settlement of Benthall rather than Broseley, which is considered countryside, the site is also of a scale that is disproportionate to this settlement.
BEH008	Land off Lodge Lane, Benthall	Benthall near Broseley	1.29	39	0.52	The site consists of the northern part of an agricultural field, located to the south of dwellings fronting Benthall Lane.	Character to the south and east is predominantly agricultural. Character to the east is a mix of woodland/forestry and agricultural. Character to the immediate north is residential, beyond which is agricultural.	Not Suitable	The site is located to the south of the village of Benthall. It is distant from the development boundary for Broseley. As such open market residential development is contrary to policy. Furthermore, due to the sites distance from Broseley it is more closely associated with Benthall which is considered countryside and is not an appropriate location for open market housing.	Not Suitable	The site is located to the south of the village of Benthall. It is distant from the development boundary for Broseley. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites distance from Broseley it is more closely associated with Benthall which is considered countryside and is not an appropriate location for wider 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
BES001X	Land adjacent to 2a Betton Strange Cottages, Betton Strange	Betton Strange near Shrewsbury	0.04	N/A	N/A						
BES002	Land north-east of Betton Strange	Betton Strange near Shrewsbury	2.51	75	1.00	The site consists of part of an agricultural field located in the countryside between Shrewsbury and Betton Strange. Site boundaries to north and south are defined by field boundaries, to the east it is defined by the road, to the west it is undefined, running through an agricultural field.	Primarily agricultural, although there are residential dwellings to the south of the site.	Rejected	The site lies within the open countryside. As such open market residential development is contrary to policy. Furthermore, due to the sites very rural location it is not considered to have any long term potential.	Rejected	The site is located in a rural location. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites very rural location it is not considered to have any long term potential for other forms of employment development.
BES003	Land south west of Weeping Cross Depot, South of Shrewsbury	Betton Strange near Shrewsbury	6.30	189	2.52	The site consists of an agricultural field located to the south of the A5. The sites southern boundary is defined by a field boundary, its northern boundary is defined by the weeping cross depot/road, the sites northern boundary is defined by the A5/weeping cross depot, its western boundary is undefined running through an agricultural field.	Character to west and south is agricultural. Character to the east is a mix of agricultural and commercial. Character to the north is agricultural (land allocated for mixed use development).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but outside the built form of Shrewsbury, separated from it by the A5, within the open countryside. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes affecting this location and suitable management of the physical, heritage and environmental constraints present. For instance the site is separated from the built form of Shrewsbury by the A5, this is a significant physical barrier.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in a rural location, however it is adjacent to existing employment at the Weeping Cross Depot. As such suitable employment development is currently limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential subject to appropriate policy changes affecting this location and suitable management of the physical, heritage and environmental constraints present. For instance the site is separated from the built form of Shrewsbury by the A5, although it is adjacent to the Weeping Cross depot.
BIS001	Land at Grange Road, Bishop's Castle	Bishops Castle	5.53	166	2.21	The site is in agricultural use - grazing/pasture. Site rises gradually NE to SW. Boundaries mixed: W with Field Lane and N with Drews Leasow, E obvious field boundary but S and rest of N weaker with some hedgerow and tree presence.	N - residential properties. E, S, and W agricultural fields	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to, but outside settlement boundary for policy purposes so is not currently suitable. The site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from Highways regarding suitability of access and management of congestion in the area. The site is adjacent to a Conservation Area and within 300m of several 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 adjacent to, but outside settlement boundary for policy purposes, as such employment development is limited to small scale rural enterprise and diversification schemes. The site may have some 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 comments will be needed from Highways regarding suitability of access and management of congestion in the area, this is a particular concern for employment uses on the site. The character of the nearby built form and nature of the access are likely to limit the types of employment that would be appropriate on the site to office based employment. The site is adjacent to a Conservation Area and within 300m of several 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.
BIS004	Land adj. Windmill Cottage, Bishop's Castle	Bishops Castle	1.51	45	0.60	Agricultural - grazing/arable. Bounded to W by Castle Green/B4385 to N, E and S by agricultural land. SW by Windmill Cottage. Boundaries clearly defined by hedgerows/trees and B4385	Agricultural fields	Not Suitable	Site is isolated from main settlement and certain facilities with potential access and traffic issues on B4358. Site is not suitable for development. Furthermore the site is located within 300m of a scheduled monument; conservation area; and several 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. There are also two Veteran Trees within 30m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Suitable	Site is isolated from main settlement and certain facilities with potential access and traffic issues on B4358. Site is not suitable for development. Furthermore the site is located within 300m of a scheduled monument; conservation area; and several 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. There are also two Veteran Trees within 30m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BIS005	Love Lane, Bishop's Castle	Bishops Castle	1.15	34	0.46	Agricultural field - unimproved grazing/arable. Site slopes down NW/SE towards main road. Single rectangular field, boundaries comprised hedgerows and scattered trees on all 4 sides. SE boundary with A488 (Love Lane), SW boundary with sawmill and timber yard, NW/NE boundaries with adjacent fields used for grazing. Site is separated from main town by agricultural land and sawmill.	All agricultural with exception of sawmill/timber yard to SW	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside but adjacent to the development boundary. As such open market residential development is contrary to policy. The site may have long term potential for open market residential development subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the adjacent built form is solely employment based (Timber Yard), with agricultural fields/Timber Yard separating the site from residential built form, residential amenity on the site will therefore require due consideration. The site is also within proximity of a conservation area and 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. There are mature trees and hedgerows on site boundaries, which will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is in the open countryside outside the development boundary and there is an existing employment allocation in Bishop's Castle with capacity, as such employment development is limited to small scale rural enterprise and diversification schemes. The site does however have some long term potential for other forms of appropriate employment uses, subject to any necessary policy changes and management of physical, heritage and environmental constraints. Specifically the ability to provide an appropriate access to the site is subject to highway approval and there is an extant consent for overhead power lines on the site which could constrain its development. Furthermore, the site is within 300m of a Conservation Area and several 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	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
BES001X											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.
BES002	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. However due to its very rural location it is not considered to have long term potential for open market residential development.	Rejected	Availability, achievability and viability are unknown. However due to the sites very rural location, suitable employment development is limited to small scale rural enterprise and diversification schemes.
BES003	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.	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	Site promoted 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 achievable and viable. Its availability is unknown. Due to the sites location, adjacent to but outside the built form of Shrewsbury, separated from it by the A5, 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 separated from the built form of Shrewsbury by the A5, a significant physical barrier. 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	The site is considered available, achievable and viable. Due to the sites location, suitable employment development is limited to small scale rural enterprise and diversification schemes. The site may have long term potential subject to appropriate policy changes 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.
BIS001	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 purpose of this study suggests that there is confidence in the site being available and will come forward for development.	Availability Unknown	Previously promoted for 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 available; viable and achievable (subject to any further necessary viability assessment). 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 in particular access issues both on Kerry Lane and via Drews Leasows; the proximity of residential properties on the Drews Leasow site (exceptions affordable housing); and proximity to a conservation area and several listed buildings. 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 only suitable for employment which is considered to be 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 in particular access issues both on Kerry Lane and via Drews Leasows; the proximity of residential properties on the Drews Leasow site (exceptions affordable housing); and proximity to a conservation area and several listed buildings. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BIS004	Availability Unknown	Previously promoted for residential development within the 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	Previously promoted for residential development within the 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 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 would represent an isolated block of development in otherwise open countryside.	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. The site is not considered suitable for development as it would represent an isolated block of development in otherwise open countryside.
BIS005	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 considered suitable for residential development as it is located outside but adjacent to the development boundary. As such 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 adjacent built form is solely employment based (Timber Yard), with agricultural fields/Timber Yard separating the site from residential built form, residential amenity on the site will therefore 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. However the site is only suitable for employment which is considered to be 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 potential access issues off A488 and an existing planning permission for 33kv overhead line across 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
BIS006	Land adj. Wintles, Bishop's Castle	Bishops Castle	3.87	116	1.55	Site to north of Wintles residential development. Currently in use for informal outdoor recreation and allotments (not recorded in PPG17 Study). Site rises generally from S to N but undulating within this. Bounded to S by Wintles residential properties, E by rear of properties on Castle Green, to W and N by agricultural fields (grazing/arable). Would form extension of existing settlement. Access off Wintles Rd, existing footpath network links possible via the Wintles. Strong boundaries with existing residential areas boundaries with surrounding fields to N and E mixed with some strong hedgerow and tree boundaries other less apparent.	Agriculture to W and N residential to S and E.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. Furthermore the site contains informal open space and allotments. These elements of the site would not be 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 some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from Outdoor Recreation regarding the impact of the loss of informal open space and allotments and alternative provision may be required. The ability to provide an appropriate access to the site would be dependent on highways approval. The topography of the site would impact on site design and layout. Part of the site is within a Conservation Area and the rest is within 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 within 300m of a Scheduled Monument and several 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 contains 3 Veteran Trees and there are a further 3 within 30m of the site boundary. 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary, as such employment development is limited to small scale rural enterprise and diversification schemes. However, the site contains informal open space and allotments. These elements of the site would not be 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 some 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 comments will be needed from Outdoor Recreation regarding the impact of the loss of informal open space and allotments and alternative provision may be required. The ability to provide an appropriate access to the site would be dependent on highways approval, this is a particular constraint for some forms of employment uses. Due to the sites location, an appropriate buffer of the existing built form would likely be required and the type of employment uses that would be suitable are likely to be limited. The topography of the site would impact on site design and layout. Part of the site is within a Conservation Area and the rest is within 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 within 300m of a Scheduled Monument and several 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.
BIS007	Adj. Drews Leasow, Grange Road, Bishop's Castle	Bishops Castle	1.21	36	0.48	Site adjoins E boundary of Drews Leasow affordable exceptions site and lies to N of BIS001. Site contains farm buildings (barns/storage) in N part and in use for agriculture - grazing. Site boundaries with Drews Leasow to E and residential properties to N (Grange Rd and Grange Garden's), E with Field Lane, S no discernible boundary with fields of BIS001. Potential access via Drews Leasow, Field Lane probably unsuitable. Links well to existing pedestrian linkages. Site rises gradually from N to S.	Residential properties to N and W. Field Lane to E. Agric fields - grazing land - to S as part of BIS001. Site adjoins BIS001 and extends into open countryside to S of town.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is primarily adjacent to but outside settlement boundary so is not currently suitable in policy terms. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding access. The site is adjacent to a Conservation Area and there are several Listed Buildings within 300m. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 primarily adjacent to but outside settlement boundary, as such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have some 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 any employment uses on the site would need to complement the surrounding character, they therefore may be limited to office based employment. Comments will be needed from highway department regarding access. The site is adjacent to a Conservation Area and there are several Listed Buildings within 300m. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
BIS008	Schoolhouse Land East, Bishop's Castle	Bishops Castle	1.93	58	0.77	Agriculture - grazing/pasture. Site comprises the higher 2 of 3 fields adjacent to the development boundary between Schoolhouse Lane and Love Lane (the A488); the lower field is BISH005 (Love Lane). Additionally, previous now allocated site BISH009 (opposite the surgery) lies immediately west of this site and between it and the town. Land slopes down west to east with some uneven ground near the western boundary of the site. Boundaries not well defined with surrounding fields although established well defined line of hedgerow and trees separating the two fields that make up the site. Access via Schoolhouse Lane, pedestrian footpath connecting to town centre and amenities.	Agriculture to north, east and south (including BISH009). Schoolhouse Lane to the north. Boundaries comprise hedges with some mature trees.	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. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to the site would be subject to approval by the Highways team. The site is within proximity of a scheduled monument, a conservation area and 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. 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 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 some 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 ability to provide an appropriate access to the site would be subject to approval by the Highways team. The site is within proximity of a scheduled monument, a conservation area and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BIS009	Opposite Surgery, Schoolhouse Lane, Bishop's Castle	Bishops Castle	4.07	122	1.63	Site lies to N of industrial estate to S and W of School house Lane. Moderately downward sloping to SE towards S and W. Boundaries clearly defined with surrounding employment and residential uses some of these boundaries also marked by hedgerows and trees. N boundary with adjoining fields less well defined. No highway frontage so access not clear, no obvious pedestrian connections.	Agriculture to N, Residential properties to E, employment uses to S and W	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding access. Appropriate buffers of the adjacent industrial uses to South and East would be necessary. Any development will need to have regard to landscape sensitivity and visual prominence of the site. The site is within 300m of a Scheduled Monument, a Conservation Area and several 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 adjacent to but outside settlement boundary, as such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have some 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 comments will be needed from highway department regarding access. Appropriate buffers of the adjacent residential uses to the west would be necessary. Any development will need to have regard to landscape sensitivity and visual prominence of the site. The site is within 300m of a Scheduled Monument, a Conservation Area and several 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.
BIS010	Site between Nover/Ridge and Grange Road	Bishops Castle	1.02	31	0.41	Agricultural field - grazing. Adjacent agricultural/commercial use in NW corner. Slightly upwards sloping to west and south. Joined on east, north and west by existing housing development. Boundary hedgerows and some significant trees. Boundaries are mixed with some outgrown, some gappy hedgerows, some with trees. Site has open boundary to remainder of field to south. Access to currently obvious no road frontage. Pedestrian access could join existing network via Grange Rd. Reasonably contained by existing built form on 3 sides.	E, N and W existing residential properties, S open grazing fields.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding access and traffic management on Kerry Lane. Design of development will need to take account of adjacent properties. The site is within 300m of a Conservation Area and several Listed Buildings Development is therefore subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, 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 adjacent to but outside settlement boundary, as such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have some 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 comments will be needed from highway department regarding access and traffic management on Kerry Lane. Design of development and layout/buffering will need to take account of adjacent properties - employment uses on the site would need to complement the surrounding built form, they may therefore be limited to office based. The site is within 300m of a Conservation Area and several Listed Buildings Development is therefore subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, 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
BIS012	Castle Street, Bishop's Castle	Bishops Castle	2.07	62	0.83	Site comprises the higher of two fields used for agriculture - grazing adjacent to the development boundary north of the town centre, between Castlegreen and Schoolhouse Lane. This site lies east of Castlegreen between the town and Windmill Cottage. The lower field is BIS013. Residential properties off Castlegreen (B4385) to the west, agriculture to the north and east and residential to the south. Sloping downwards west to east and also north to south but with an area of flatter land in the highest western and northern parts of the site. Site includes affordable housing completed at Clove Piece see BIS003x. Boundaries defined by hedgerows and trees to N, E and S and B4385 to W. Road frontage onto B4385 potential access from SE via Schoolhouse Lane is dependent upon BISH013. There are possibilities for pedestrian links to the town centre no exiting pavement on B4385..	Castlegreen to the west, agriculture to the north and east and residential to the south including new Clove Piece affordable housing.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding access onto B4385. Design of development will need to take account of adjacent properties. Part of 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 a Scheduled Monument and several 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 contains 3 Veteran Trees and there are a further 3 within 30m of the site boundary. 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary, as such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have some 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 comments will be needed from highway department regarding access onto B4385. Design and layout, including buffering of development will need to take account of adjacent properties. Part of 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 a Scheduled Monument and several 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.
BIS013	Land off School House Lane, Bishop's Castle	Bishops Castle	2.48	74	0.99	Agricultural fields - grazing pasture. Bounded on all sides by agricultural use. To south is allocated site (BISH013 Schoolhouse Lane East.) Boundaries are defined by hedgerows and trees on S, W and N and by Schoolhouse Lane (B4384) on E. Site is divided roughly in half by line of overgrown hedgerow trees running NE - SW. Site is bisected SE-NW by extant pp for 33kv overhead power lines. Site slopes significantly downwards west to east.	Agricultural fields -	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. The site is also currently detached from existing development, being adjacent to an allocated but as yet undeveloped housing site. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is in a prominent location; the ability to provide an appropriate access to the site is subject to highway approval; and there is an existing consent for an overhead line which could impact on the sites development. The site is within 300m of a Scheduled Monument, a Conservation Area and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. There are a number of veteran trees within 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. 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 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 some 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 in a prominent location; the ability to provide an appropriate access to the site is subject to highway approval; and there is an existing consent for an overhead line which could impact on the sites development. The site is within 300m of a Scheduled Monument, a Conservation Area and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. There are a number of veteran trees within 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BIS016	Field adj. Blunden Hall, Brampton Road, Bishop's Castle	Bishops Castle	0.51	15	0.20	Site lies on N corner of A488 and Brampton Rd and is currently private open space associated with Blunden Hall. Site is within the development boundary bounded by residential properties of Brick Meadow to the N and Bowling Green Close to the W. Boundaries are clearly defined by the A488, Brampton Rd and the neighbouring residential developments. Site is relatively flat and could be accessed via existing access to Blunden Hall, A488 or Brampton Rd. Pedestrian access is good with links to existing network possible.	Residential; also opposite secondary school/college on Brampton Rd and opposite Business Park on A488.	Currently Suitable - Subject to Further Detailed Assessment	The site is within a settlement boundary and so suitable for development in principle. Any proposed development design and layout should complement the adjacent employment allocation. The site lies within 300m of a Conservation Area and several 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. Effort should be made to retain mature trees and hedgerows on the site.	Currently Suitable - Subject to Further Detailed Assessment	The site is within a settlement boundary and so suitable for development in principle. The site is however only likely to be suitable for employment uses compatible with surrounding residential properties and adjacent employment allocation. The site is within 300m of a Conservation Area and several 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. Effort should be made to retain mature trees and hedgerows on the site.
BIS017	Land bet Station St and Bowling Green Close, Bishop's Castle	Bishops Castle	0.61	18	0.24	Site within development boundary currently comprises part informal car park for Boars Head pub and remainder is open space/vacant. Some established mature trees on site and surrounded by existing residential properties. Potential access via Station Street but no road frontage as such. Boundaries clearly defined by adjacent properties. Pedestrian links possible to existing network.	Residential properties within conservation area to N, S and W; Modern bungalow development of Bowling green Close to the E.	Currently Suitable - Subject to Further Detailed Assessment	Site is suitable for residential development in principle subject to satisfactory access. 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 300m of several 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. Consideration should be given to the mature trees and established hedgerows on the site, which in a conservation area are subject to protection.	Currently Suitable - Subject to Further Detailed Assessment	Suitable only for employment uses compatible with surrounding residential properties and when existing allocated site is developed. 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 300m of several 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. Consideration should be given to the mature trees and established hedgerows on the site, which in a conservation area are subject to protection.
BIS018	Land adjacent Brampton Rd, rear of Bowling Green Close, Bishop's Castle	Bishops Castle	0.55	16	0.22	Private garden land encompassing mature trees and shrubs, sheds etc. Flat site boundaries clearly defined by adjacent properties and Brampton rd. Site is the conservation area and has road frontage to Brampton Rd on S boundary. Pedestrian access via links to existing network.	Residential. Also opposite secondary school and college on other side of Brampton Rd.	Currently Suitable - Subject to Further Detailed Assessment	Site is suitable for residential development in principle subject to satisfactory access. 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 300m of several 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. Consideration should be given to the mature trees and established hedgerows on the site, which in a conservation area are subject to protection.	Currently Suitable - Subject to Further Detailed Assessment	Suitable only for employment uses compatible with surrounding residential properties and when existing allocated site is developed. 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 300m of several 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. Consideration should be given to the mature trees and established hedgerows on the site, which in a conservation area are subject to protection.

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
BIS019	Livestock market, Station Street, Bishop's Castle	Bishops Castle	0.41	12	0.16	Brownfield site. Current livestock market, site includes car parking, lairage, storage, offices etc. Site comprised hard standing car park and buildings. Site has frontage onto Station rd. and is surrounded by mix of uses including some retail, residential and pub. Boundaries set by neighbouring properties and Station Rd. Existing established pedestrian links	Central location in town surrounded by residential properties and other town centre uses.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is protected employment land so is not currently suitable for residential use. However, the site may have some 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 proximity of a conservation area and 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. 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 protected employment land in SAMDev and is therefore suitable for employment use. The site is within 300m of a Conservation Area and several Listed Buildings. Development is therefore subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BIS020	Rear of surgery, Schoolhouse Lane, Bishop's Castle	Bishops Castle	0.43	13	0.17	Site is agricultural land - rough grazing and informal recreation. Site is within development boundary and lies between existing built up area and allocated site. Site boundaries are clearly defined by existing property to S and E; W by Schoolhouse Lane (B4384); N is not clearly defined remnant hedgerow and field boundaries only. Site slopes downwards from NW to SE and has narrow access onto Schoolhouse Lane (B4384), links to existing pedestrian network.	Agricultural fields to N and W; residential properties to E and S - including existing GP surgery.	Currently Suitable - Subject to Further Detailed Assessment	Site is suitable for residential development subject to satisfactory access. The site is within 300m of a Scheduled Monument, a Conservation Area and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	Suitable for employment uses compatible with surrounding residential properties and subject to acceptable access. The site is within 300m of a Scheduled Monument, a Conservation Area and several 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 300m of a Scheduled Monument, a Conservation Area and several Listed Buildings. Development is therefore subject to an assessment of impact on the significance of the settings of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BIS021	Land to west of Oak Meadow, Bishops Castle	Bishops Castle	5.18	155	2.07	Greenfield site - currently agricultural land arable/grazing. Site lies to west of settlement, south of Welsh Street, west of Oak Meadow and north of Kerry Lane. It comprises two full fields and part of a further field, which form the lower part of a small valley with a stream. Site slopes upwards (SW to NE) from existing residential development. Road access onto Kerry Lane, new pedestrian links would have to be created. Boundary to the west is not consistently or always clearly defined as the southern part of the site forms part of a larger field.	Agriculture to W and S. Residential to N and E.	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. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide appropriate access(es); integration into the wider road network; and management of traffic congestion within the wider road network is subject to consideration/approval by highways. Design of development will need to reflect the sites setting. The site is within 300m of a Scheduled Monument, a Conservation Area and 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. Presence of mature trees and established hedgerows on site boundaries.	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 employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have some 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 ability to provide appropriate access(es); integration into the wider road network; and management of traffic congestion within the wider road network is subject to consideration/approval by highways. Design of development will need to reflect the sites setting. The site is within 300m of a Scheduled Monument, a Conservation Area and 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. Presence of mature trees and established hedgerows on site boundaries.
BIS023	Woodbine Terrace, Bishop's Castle	Bishops Castle	0.22	7	0.09	Greenfield site to the south of the town centre, off Church Lane in the gap south of Hollenbough. Outside but adjacent to development boundary. Wooded, remnant orchard now overgrown. Small site flat, very slight slope upwards from north to south. Residential gardens to north and south, Church Lane and properties to east, similar wooded overgrown field to west.	Residential gardens to north and south, Church Lane and properties to east, similar wooded overgrown field to west.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding access onto Church Lane. Design of development will need to take account of adjacent properties. 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 several 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. One or more TPO's are 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Consideration of the mature trees on the site.	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, the site may have some 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 comments will be needed from highway department regarding access onto Church Lane. Design of development will need to take account of adjacent properties. The site location and setting may restrict the types of employment suitable on the site (office based employment). 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 several 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. One or more TPO's are 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Consideration of the mature trees on the site.
BIS024	Land adj. White Lodge Drs Surgery, Bishop's Castle	Bishops Castle	3.27	98	1.31	Large greenfield agricultural fields some distance from town and development boundary in open countryside. Site consists of 2 fields grazing/arable with frontage onto A488 at White Lodge. Boundaries consist of field hedgerows and trees not strongly defined on W. No established pedestrian links significantly removed from town and facilities. Site has significant upward slope to NW.	Surrounded by agricultural land	Not Suitable	The site is detached from the built form of the settlement and within an isolated location. Open market residential development is therefore contrary to policy.	Not Suitable	The site is detached from the built form of the settlement and within an isolated location. As such employment development is limited to small scale rural enterprise and diversification schemes. The site is not considered suitable for other forms of employment development as it would represent an isolated block of development in otherwise open countryside.

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
BIS019	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 viable and achievable (subject to any further necessary viability assessment). However it is not available. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is also currently unsuitable for residential development as it is in employment use and located within a protected employment site. The site long term suitability would be subject to a change to 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	Rejected	The sites is in existing employment use and is within a protected employment area, therefore an alternative employment use on the site would likely be deemed suitable. However the viability and achievability are unknown and the site is understood to be unavailable - 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BIS020	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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.	Accepted - Subject to Further Detailed Assessment	The site is considered likely to become available in the future; viable; and achievable. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is also considered suitable for residential development 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 considered suitable although its viability, availability and achievability 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BIS021	Currently Available	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 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. Such constraints include the ability to provide an appropriate access(es), integration into the wider road network; and management of traffic congestion within the wider road network. 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 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; 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(es), integration into the wider road network; and management of traffic congestion within the wider road network. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BIS023	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, 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.	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 (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; 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 vehicle access onto Church Lane and potential adverse impact on historic environment. 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; their representatives; and any further necessary viability assessment work. However the site is only suitable for employment which is considered to be 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. Such constraints include the ability to provide an appropriate access to the site; and the sites size and location which is likely to limit the type of employment suitable on the site to office based. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BIS024	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). However the site is not considered suitable for development as it would represent an isolated block of development in otherwise open countryside.	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. The site is detached from the built form of the settlement and within an isolated location. As such employment development is limited to small scale rural enterprise and diversification schemes. The site is not considered suitable for other forms of employment development as it would represent an isolated block of development in otherwise open countryside.

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
BIS025	Land East of Field Lane, Bishop's Castle	Bishops Castle	0.20	6	0.08	Greenfield site outside but adjacent to development boundary. Currently used as rough grazing and informal open space. Site boundaries comprised in the main of hedgerows and established mature trees esp. with E boundary with BIS023. Site is accessed by Field Lane - single track unpaved access track. Site has boundaries with BIS023 to E and agricultural land to W and S and existing residential development to N. Site is currently subject to appeal following refusal for one dwelling due to conflict with development plan.	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. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding access onto Field Lane. Design of development will need to take account of adjacent properties. 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 several 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. One or more TPO's are 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Consideration should be given to the mature trees on the site.	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, the site may have some 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 comments will be needed from highway department regarding access onto Field Lane. Design of development will need to take account of adjacent properties. 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 several 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. One or more TPO's are 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Consideration should be given to the mature trees on the site.
BIS026	East of Schoolhouse Lane, Bishop's Castle	Bishops Castle	1.85	56	0.74	Elongated greenfield site to E of Bishops Castle outside and removed from development boundary. Site is currently in use for grazing and has boundaries on all sides comprised of trees and hedgerows with a number of mature established trees in hedgerows and area of woodland at NW corner of site. Site has road frontage to Schoolhouse Lane and A488 to S current vehicle access is via Schoolhouse Lane. Pedestrian and cycle access via Schoolhouse Lane (pavement) to established networks in Bishops Castle. Site is surrounded by countryside/farmland with some scattered dwellings.	Agricultural/countryside.	Not Suitable	The site is detached from the built form of the settlement and within an isolated location. Open market residential development is therefore contrary to policy. It is also a prominent location. 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 these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 are a number of veteran trees within 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Suitable	The site is detached from the built form of the settlement and in a prominent location. As such employment development is limited to small scale rural enterprise and diversification schemes. The site is not considered suitable for other forms of employment development as it would represent an isolated block of development in otherwise open countryside. 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 these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 are a number of veteran trees within 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BIS027	Land off Church Lane, Bishop's Castle	Bishops Castle	0.63	19	0.25	Greenfield site outside but adjacent to development boundary, Currently in agricultural use for rough grazing. Site has farmland/countryside on all four sides as well as some residential development on N and W boundaries on all four sides comprised hedgerows and trees. Site is accessed via Church Lane and has frontage to this as well but Lane is single track only already serving a number of residential properties.	Farmland/countryside and limited 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. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding access onto Church Lane. Design of development will need to take account of adjacent properties. 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 several 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, as such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have some long term potential for other employment uses, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding access onto Church Lane. Design of development will need to take account of adjacent properties. 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 several 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.
BIS028	Land off Welsh Street, Bishop's Castle	Bishops Castle	4.11	123	1.64	The site consists of a series of fields located to the north and south of Welsh Street, to the north east of Bishop's Castle.	Character to the north, south and west is predominantly agricultural. Character to the east is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	A small portion of the site consists of agricultural buildings within the development boundary. The remainder of the site is located adjacent to but outside the development boundary. As such the site in its entirety is not suitable for open market residential development. However, the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is sloping and the design and layout on the site must reflect this factor. The site is in proximity of a listed buildings, scheduled monument and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site also contains 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. 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	A small portion of the site consists of agricultural buildings within the development boundary. The remainder of 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. However, 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. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is sloping and the design and layout on the site must reflect this factor. Appropriate buffering of adjacent residential dwellings is necessary. The site is in proximity of a listed buildings, scheduled monument and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site also contains 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BIS029	Bishop's Castle Business Park - Phase 2, Bishop's Castle	Bishops Castle	2.46	74	0.98	Scrubland currently allocated for employment development. The site would represent an extension to the adjacent successful Phase 1 Business Park.	To the east is a business part and sewerage treatment works. To the south is a playing field. To the west are allotments, natural screening and beyond the A458 residential development. To the north are agricultural fields.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is an employment allocation. As such it is not appropriate for residential development. The site may have long term potential for residential development subject to appropriate policy changes; and management of any physical, heritage and environmental constraints present. For instance the site is adjacent to and accessed through a business park - the suitability of this access to serve a residential development would require Highway approval and the relationship between the two sites would need to be considered. The site is also adjacent to a Sewerage Treatment Works, the implications of this site on residential amenity would need to be considered.	Currently Suitable - Subject to Further Detailed Assessment	The site is an employment allocation. As such it is appropriate for 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
BIS025	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, viable and achievable (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 confirmation of its availability and 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 vehicle access onto Field Lane and potential adverse impact on historic environment/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. However the site is only suitable for employment which is considered to be 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 vehicle access onto Field Lane and potential adverse impact on historic environment/heritage assets. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment 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.
BIS026	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 a detached site in the open countryside some distance from services and facilities in the town. The site is also in an area of high landscape sensitivity.	Rejected	Availability, achievability and viability of the site are unknown. The site is detached from the built form of the settlement and within a prominent location. As such employment development is limited to small scale rural enterprise and diversification schemes. The site is not considered suitable for other forms of employment development as it would represent an isolated block of development in otherwise open countryside.
BIS027	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, viable and achievable. 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 potential impact on historic environment and provision of satisfactory highway 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 only suitable for employment which is considered to be 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 historic environment and provision of satisfactory highway access. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment 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.
BIS028	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 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 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(es); integration into the wider road network; and management of traffic congestion within the wider road network. 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. However as the site is in the majority located in open countryside, suitable employment 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 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(es); integration into the wider road network; and management of traffic congestion within the wider road network. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BIS029	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.

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
BIS030	Land off Church Road, Bishops Castle	Bishops Castle	0.19	6	0.08	The site is a triangular area of vacant land within the wider setting of Bishops Castle Community College. It is directly accessible from Church Road.	Surrounding uses include sports pitches; a Leisure Centre, the Community College; residential properties and agricultural fields.	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. However, the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site has a relatively narrow road frontage, although there is an existing access established. The suitability of this access to serve development on the site is subject to highway approval. The site is also in proximity of a number of 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. 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 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 management of any physical, heritage and environmental constraints. For instance the site has a relatively narrow road frontage, although there is an existing access established. The suitability of this access to serve development on the site is subject to highway approval. The site is also in proximity of a number of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BRD001	Dirlot House & Winchester House, The Wheatlands, Bridgnorth	Bridgnorth	0.30	9	0.12	Site comprises two detached residential properties within large, mature landscaped curtilages. Two properties accessed from shared drive joining the highway at junction of The Wheatland's and Wenlock Road. Site boundaries to both properties at The Wheatland's, Wenlock Road and Westland Drive (at rear) formed from dense screens of mixed species trees and shrubs. Curtilage of Dirlot House crossed overhead by telephone lines between telegraph poles situated on rear boundary of Dirlot House (at Westland Drive) and within adjacent Police Station site (at The Wheatland's).	Dirlot House and Winchester House together are bounded by highways on three sides with residential properties to the remaining south west boundary and fronting onto The Wheatland's. Wenlock Road (north east) forms an arterial route into Bridgnorth town centre whilst The Wheatland's (east) and Westland Drive (west) serve the predominantly suburban residential developments surrounding the site. Wenlock Road (east of the site) also accommodates some existing commercial developments comprising the Police Station (corner of The Wheatland's) and the former local authority offices at the junction of Wenlock Road and Westgate, proposed for redevelopment.	Currently Suitable - Subject to Further Detailed Assessment	Residential redevelopment of this established residential site to intensify the use of the land would be a suitable proposal. The redevelopment of the land would require a sustainable design which protected existing significant features on the land, made appropriate provisions for existing and new infrastructure and recognised the characteristics and existing amenities of the area surrounding the site. The site is within 300m of a Listed Building. Development is therefore 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	Employment uses in a residential suburb would have clear public protection implications for the existing residential uses. Suitable employment uses would be limited to use classes without residential amenity implications (office based). The redevelopment of the land would require a sustainable design which protected existing significant features on the land, made appropriate provisions for existing and new infrastructure and recognised the characteristics and existing amenities of the area surrounding the site. The site is within 300m of a 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.
BRD003	Land at Cantern Brook, Bridgnorth	Bridgnorth	2.76	83	1.11	The site comprises a single field currently in agricultural use. The site slopes markedly upwards towards the north away from Cantern Brook which forms the southern boundary of the site. The site is adjacent to but falls outside of the development boundary.	The site is bounded to the north and east by a continuation of the agricultural land in which the site is set. The west of the site is bounded by a strip of woodland which in turn borders onto the B4373. The other side of the B4373 is a mix of low lying pasture land around the brook and woodland. To the south of the site flows Cantern Brook which is wooded either side beyond which lies offices and the Stanley Lane Industrial Park. Nearby to the south east of the site there is some residential development	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. Therefore residential development is contrary to policy. However, the site outside the area located within flood zones 2 and/or 3 may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance it is unclear whether the site has a road frontage onto the B4373 if it does then the suitability of an access to and into the site from this location would be subject to highway approval, if it does not then there is still the potential to access the site through the adjacent employment site, however this would involve bridging the brook to the south of the site and would also be subject to highway approval. The site also contains and is in proximity of a number of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The area located within flood zones 2 and/or 3 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 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. However, the site outside the area located within flood zones 2 and/or 3 may have some 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 it is unclear whether the site has a road frontage onto the B4373 if it does then the suitability of an access to and into the site from this location would be subject to highway approval, if it does not then there is still the potential to access the site through the adjacent employment site, however this would involve bridging the brook to the south of the site and would also be subject to highway approval. The site also contains and is in proximity of a number of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The area located within flood zones 2 and/or 3 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.
BRD005	Land west of Hook Farm Cottages, Bridgnorth	Bridgnorth	0.44	13	0.17	A small irregularly shaped broadly triangular field that is used for agricultural purposes. The site is flat and is bounded to the north/north east by a track leading to Hook Farm and to the south west by a hedgerow. The remainder of the site is bounded by residential development.	The field to the south west is currently used for agricultural purposes but is allocated for residential development within the SAMDEV. The field to the opposite of the track leading to Hook Farm is used for agricultural purposes. The remainder of the site to the southern end is bounded by residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. Therefore residential development is contrary to policy. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance there is a TPO within 30 metres of the site, 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. 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. 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 the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have some 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 there is a TPO within 30 metres of the site, 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BRD006	Land off Mill Street, Cemetery Lane, Bridgnorth	Bridgnorth	2.95	88	1.18	This Green Belt site is oval in shape with its west side adjoining Mill Street and its southern tip adjoining Wolverhampton Road. The site is well screened from these points by the upward gradient and mature hedgerow. Internally the site is open space interspersed by the occasional tree and slopes sharply upwards from Mill Street with the site being quite undulating in nature.	To the west of the site is a further plot of open space whilst to the north is the cemetery and an area of woodland. To the south western side of the site is a small residential development.	Not Suitable	The site is considered unsuitable for development owing to its position outside the development boundary within the Green Belt. The severe topographical issues affecting the site's access and the site's proximity to a number of natural and heritage assets are also significant constraints to development upon the site. Specifically the site contains and is within proximity of a number 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. 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. The site is 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. The site is also within 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 considered unsuitable for development owing to its position outside the development boundary within the Green Belt. The severe topographical issues affecting the site's access and the site's proximity to a number of natural and heritage assets are also significant constraints to development upon the site. Specifically the site contains and is within proximity of a number 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. 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. The site is 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. The site is also within 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.

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
BIS030	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.	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.
BRD001	Availability Unknown	Availability of the site for redevelopment would need to be confirmed by both owners / occupiers of the two properties on the site. These two owners would appear to be content with the low density residential use of the site. The withdrawal of an application for residential redevelopment of Winchester House combined with Dirlot House in 2005 has maintained the existing, low density residential use of the site. Planning permission for the extension of Winchester House in 2012 has consolidated the existing residential use of this property.	Availability Unknown	Availability of the site for redevelopment would need to be confirmed by both owners / occupiers of the two properties on the site. These two owners would appear to be content with the low density residential use of the site. The withdrawal of an application for residential redevelopment of Winchester House combined with Dirlot House in 2005 has maintained the existing, low density residential use of the site. Planning permission for the extension of Winchester House in 2012 has consolidated the existing residential use of this property.	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 Unknown	Viability of an employment redeveloping of the site needs to be investigated by comparing the asset value of the employment use with the current value of the existing properties proposed to be demolished, the development costs of the proposed new use, the developer contributions and off site works for the new use and the effect on the asset value from protecting significant features on the site and maintaining the existing amenity of the surrounding area.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered suitable; 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. Suitability of the site for residential development is subject to confirmation of the sites availability; 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 office based employment, however 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. The site therefore has 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.
BRD003	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. The site, excluding the small area located within flood zones 2 and/or 3, 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 whether the site has a road frontage onto the B4373 if it does then the suitability of an access to and into the site from this location would be subject to highway approval, if it does not then there is still the potential to access the site through the adjacent employment site, however this would involve bridging the brook to the south of the site and would also be subject to highway approval. 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 only suitable for employment which is considered to be 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. Such constraints include whether the site has a road frontage onto the B4373 if it does then the suitability of an access to and into the site from this location would be subject to highway approval, if it does not then there is still the potential to access the site through the adjacent employment site, however this would involve bridging the brook to the south of the site and would also be subject to highway approval. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BRD005	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 achievable; and viable (subject to any further necessary viability assessment). The availability of the site 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 employment 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, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is only suitable for employment which is considered to be 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.
BRD006	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 this matter. 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 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 site is subject to some severe topographical issues to the road frontages limiting access to a track off the current cemetery road.	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. 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, the site is subject to some severe topographical issues to the road frontages limiting access to a track off the current cemetery road.

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
BRD006a	Sub-area of Land off Mill Street, Cemetery Lane, Bridgnorth	Bridgnorth	0.30	9	0.12	This Green Belt site is formed by the frontage to Mill Street of the associated site BRD006 and extends to a maximum depth from Mill Street of approx. 30m. The site is open space and slopes upwards away from Mill Street.	To the rear of the site is the remainder of site 006 which is a large site, overlaid in shape which is also Green Belt and which in character is open space interspersed by the occasional tree and slopes sharply upwards from Mill Street with the site being quite undulating in nature. To the south western side of the site is a small residential development. The site is bound to the north west by the access road to the cemetery.	Not Suitable	The site is considered unsuitable for development owing to its position outside the development boundary within the Green Belt. The severe topographical issues affecting the site's access and the site's proximity to a number of natural and heritage assets are also significant constraints to development upon the site. Specifically the site contains and is within proximity of a number 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. 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. The site is 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. The site is also within 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 considered unsuitable for development owing to its position outside the development boundary within the Green Belt. The severe topographical issues affecting the site's access and the site's proximity to a number of natural and heritage assets are also significant constraints to development upon the site. Specifically the site contains and is within proximity of a number 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. 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. The site is 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. The site is also within 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.
BRD007X	Land at Racecourse Farm	Bridgnorth	0.09	N/A	N/A						
BRD011	Land West of Bridgnorth	Bridgnorth	28.00	840	11.20	A large site that lies outside but adjacent to the development boundary. It originates in the south from the A458 adjacent to the Auction Centre/Retail Park and wraps around as far as Hook Farm to the north west of Bridgnorth. In doing so it spans Church Lane. The site is adjacent to SAMDEV sites BRID001 and O20a which lie between this site and the existing built form of Bridgnorth. In character the site is gently undulating and utilised for agricultural purposes with the presence of established trees and hedgerows dividing the component fields.	At the southern end the site borders to its eastern side the auction centre and retail park on the A458. To its northern end is the residential development at and around Hook Farm Rd. At its mid point the site lies adjacent to Tasley village. Currently the remainder of the site is bordered by agricultural land but is bordered to its eastern side by two sites BRID001 and O20a which are allocated by SAMDEV for housing.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and 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 trees protected by Tree Protection 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in proximity to 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. There is a historic landfill to the north of the site which will require appropriate consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	he site is located adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site contains a small area of identified natural/semi-natural open space. This element 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 some 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 ability to provide an appropriate access to and into the site is subject to highway approval. The site contains and is in proximity of trees protected by Tree Protection 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in proximity to 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. There is a historic landfill to the north of the site which will require appropriate consideration.
BRD012	Land off Stourbridge Road, Bridgnorth	Bridgnorth	1.95	59	0.78	The site is an area of green open space within the built form of Bridgnorth and is screened by trees separating the site from residential development in the main and banking and trees to the Stourbridge Road frontage. The site is reasonably flat.	The site is largely bounded by established and new residential development between which and the site are established trees and hedgerow. The site has a frontage to Stourbridge Road to the other side of which is established residential development.	Currently Suitable - Subject to Further Detailed Assessment	The site is considered developable subject to appropriate management of any physical, heritage and environmental constraints. For instance the ability to provide access is subject to Highway Officer advice. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a Conservation 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. 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 considered developable subject to appropriate management of any physical, heritage and environmental constraints. For instance the ability to provide access is subject to Highway Officer advice. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a Conservation 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BRD014	Land off Stourbridge Road, East of Faraday Drive, Bridgnorth	Bridgnorth	5.66	170	2.26	This Green Belt site is adjacent to the development boundary. It is currently utilised for agricultural purposes. The site, which is long (approx. 450m) and relatively narrow (approx. 175m) slopes lengthwise upwards from the northern side of the A458.	To its western side the site is bordered by an industrial estate with its immediate neighbour being a municipal waste site. To the east is open farmland from which it is shielded by a strip of mature hedgerows and woodland. The strip of agricultural land continues beyond the site boundary to the north at which point it is bordered to the west by residential development. To the southern side of the A458 is a further industrial estate.	Not Suitable	This site is adjacent to but outside the development boundary and falls within the Green Belt. Therefore the site is not suitable for development. Further the ability to access the site would be subject to highway approval. The site is immediately adjacent to an area 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 a number of trees subjected to a 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. Due to the neighbouring uses on the adjacent industrial estate, particularly the waste disposal site, significant buffers would be necessary which may mean that the site is unsuitable for residential development.	Not Suitable	This site is adjacent to but outside the development boundary and falls within the Green Belt. Therefore the site is not suitable for development. Further the site is immediately adjacent to an area 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 a number of trees subjected to a 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.
BRD015X	Black Horse car park	Bridgnorth	0.12	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
BRD006a	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	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 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 site is subject to some severe topographical issues to the road frontages limiting access to a track off the current cemetery road.	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. 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, the site is subject to some severe topographical issues to the road frontages limiting access to a track off the current cemetery road.
BRD007X											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.
BRD011	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.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment). The availability of the site is unknown, where necessary this will be informed by discussions with the landowner and/or their agent. 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 a small area of identified natural/semi-natural open space. This element 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; 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; presence on site of trees with a Tree Protection Order; proximity to a listed building; and evidence of use of part of the site for historic landfill. 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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. Furthermore, the site contains a small area of identified natural/semi-natural open space. This element 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 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. Such constraints include the ability to access the site; presence on site of trees with a Tree Protection Order; proximity to a listed building; and evidence of use of part of the site for historic landfill. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BRD012	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	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. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 development subject to appropriate assessment and management of any impact on the physical, environmental; or heritage constraints to the site. Specifically access to the site and mitigation of the impact of development on the trees subject to TPO protection both on the site and in proximity; and the Conservation and Listed Buildings within proximity. If suitable mitigation of this identified constraint were possible, the sites 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. 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 development subject to appropriate assessment and management of any impact on the physical, environmental; or heritage constraints to the site. Specifically access to the site and mitigation of the impact of development on the trees subject to TPO protection both on the site and in proximity; and the Conservation and Listed Buildings within proximity. If suitable mitigation of this identified constraint were possible, the sites 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BRD014	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.	Rejected	The site is considered available, viable and achievable. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and 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, 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 slope and access to the site and the immediate proximity of an area of Ancient Woodland and proximity to a number of trees with Tree Protection Orders.	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 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, 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 slope and access to the site and the immediate proximity of an area of Ancient Woodland and proximity to a number of trees with Tree Protection Orders.
BRD015X											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
BRD016	Land north of the A458 and west of the B4363, Bridgnorth	Bridgnorth	2.86	86	1.15	An irregularly shaped site separated from the A458 by a wooded embankment. The site is currently in agricultural use and slopes down west to east towards the nearby River Severn	To the west is open space associated with Oldbury Wells School whilst to the south of the site is a wooded embankment sloping upwards towards the A458. Much of the remaining surrounding areas are woodland or agricultural with established hedgerows separating the site from these.	Not Suitable	The site is located adjacent to but outside the development boundary. Therefore residential development is contrary to policy. The site is also unsuitable in the longer term due to the presence of a Scheduled Monument on approximately 35% of the site, consequently 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 all the trees on the site and many in proximity of the site, along the A458 and B4363 (only potential points of access) are 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 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. 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.	Not Suitable	The site is located adjacent to but outside the development boundary, as such employment development potential is currently limited to small scale rural enterprise and diversification schemes. However the site is unsuitable due to the presence of a Scheduled Monument on approximately 35% of the site, consequently 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 all the trees on the site and many in proximity of the site, along the A458 and B4363 are 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 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. 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.
BRD017	Land Adjacent to Ludlow Road, South of the A458, Bridgnorth	Bridgnorth	1.22	37	0.49	The site comprises a single small field to the eastern side of the Ludlow Rd commencing approx. 120m from the roundabout with the A458. The land is currently used for agriculture and is gently undulating in nature. The site is enclosed by established hedgerow and small trees. The site falls outside the development boundary and is not adjacent to it.	The site is surrounded by similar sized fields to either side of the Ludlow Rd.	Not Suitable	The site is separated from the built form of Bridgnorth by a wooded field and the A458 and falls outside of the development boundary of Bridgnorth, development on the site is therefore contrary to policy. Furthermore the site in itself is unsuitable for development in the longer term and would only have long term potential as part of a wider development. The ability to provide appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration and require highway approval.	Not Suitable	The site is separated from the built form of Bridgnorth by a wooded field and the A458 and falls outside of the development boundary of Bridgnorth, as such employment development is limited to small scale rural enterprise and diversification schemes. The site in itself is unsuitable for other forms of employment development due to its separation from the built form of the settlement. The site would only have long term potential as part of a wider development. The ability to provide appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration and require highway approval.
BRD018X	Bowers Land adjacent 46 Listley Rd	Bridgnorth	0.06	N/A	N/A						
BRD019	Ludlow Road, Bridgnorth	Bridgnorth	0.62	19	0.25	This small wedge-shaped site lies within the land between the A458 and Ludlow Rd at their roundabout junction and is well shielded behind deep verges and dense hedgerow/trees. The falls into three broad areas: the western part of the site (also separately proposed as BDR019a) is a relatively open, square-shaped area; secondly a central area which was historically used for waste disposal and finally an eastern tapering area of land. The latter two areas are less open in character compared to the western part of the site. The land is gently undulating.	The site is surrounded to the west, south and east by similar fields currently in agricultural use. To the north of the site, beyond the barriers formed by the A458 and trees and hedgerow either side of the road is the built form of Bridgnorth with a children's nursery being immediately opposite	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. Therefore residential development is contrary to policy. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is separated from the residential built form of the settlement by the A458, significant consideration will need to be given about how the site could integrate into the settlement given this physical barrier. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration and 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. 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 may have some 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 separated from the residential built form of the settlement by the A458, significant consideration will need to be given about how the site could integrate into the settlement given this physical barrier. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration and is subject to highway approval.
BRD019a	Ludlow Rd	Bridgnorth	0.26	8	0.10	This small square-shaped site lies within the land between the A458 and Ludlow Rd at their roundabout junction and is well shielded behind deep verges and dense hedgerow/trees. The site is a relatively open, square-shaped area. The land is gently undulating.	The site is surrounded to the west, south and east by similar fields currently in agricultural use. To the north of the site, beyond the barriers formed by the A458 and trees and hedgerow either side of the road is the built form of Bridgnorth with a children's nursery being immediately opposite	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. Therefore residential development is contrary to policy. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is separated from the residential built form of the settlement by the A458, significant consideration will need to be given about how the site could integrate into the settlement given this physical barrier. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration and 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. 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 may have some 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 separated from the residential built form of the settlement by the A458, significant consideration will need to be given about how the site could integrate into the settlement given this physical barrier. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration and 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
BRD016	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	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. Where necessary, this will be informed by further discussions with landowners and/or their representatives and any necessary viability assessment. However the site is not considered suitable as it is located beyond the development boundary in the countryside and contains a Scheduled Monument therefore development would be against national policy. Additionally the site is currently outside of the development boundary and contains and is adjacent to a number of trees subjected to Tree Preservation Orders, a wildlife site, a conservation area and a number of listed buildings, the impact of development on which would need to be assessed.	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 viability assessment. However the site is not considered suitable as it is located beyond the development boundary, which limits the suitable forms of employment to rural enterprise and diversification schemes in the countryside and crucially contains a Scheduled Monument therefore development would be against national policy. Additionally the site is currently outside of the development boundary and contains and is adjacent to a number of trees subjected to Tree Preservation Orders, a wildlife site, a conservation area and a number of listed buildings, the impact of development on which would need to be assessed.
BRD017	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	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	Viability	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 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 separated from the built form of Bridgnorth by the A458, a wooded field and an area of land to the north of the A458, and falls outside of the development boundary of Bridgnorth, development on the site is therefore contrary to policy. Furthermore the site in itself is unsuitable for development in the longer term and would only have long term potential as part of a wider development. The ability to provide appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration and require highway approval.	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. The site is separated from the built form of Bridgnorth by a wooded field and the A458 and falls outside of the development boundary of Bridgnorth, as such employment development is limited to small scale rural enterprise and diversification schemes. The site in itself is unsuitable for other forms of employment development due to its separation from the built form of the settlement. The site would only have long term potential as part of a wider development.
BRD018X											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.
BRD019	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	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. Where necessary, this will be informed by further discussions with landowners and/or their representatives and further 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 integration/linkage of the site into the wider settlement; and access to and into the site for pedestrians, cyclists and vehicles. 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 further viability assessment. However the site is only suitable for employment which is considered to be 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 the integration/linkage of the site into the wider settlement; and access to and into the site for pedestrians, cyclists and vehicles. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BRD019a	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	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. Where necessary, this will be informed by further discussions with landowners and/or their representatives and further 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 integration/linkage of the site into the wider settlement; and access to and into the site for pedestrians, cyclists and vehicles. 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 further viability assessment. However the site is only suitable for employment which is considered to be 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 the integration/linkage of the site into the wider settlement; and access to and into the site for pedestrians, cyclists and vehicles. 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
BRD021	Land adj. B4363	Bridgnorth	18.93	568	7.57	A large irregularly shaped site formed of a single field. The site is in agricultural use and has a marked slope upwards NE-SW away from the A458.	The site is bound to the north east by the A458 on the other side of which commences the built form of Bridgnorth. The site is otherwise entirely surrounded by agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. Therefore residential development is contrary to policy. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is in proximity of the village of Oldbury and the potential release of such a large area in this location will require careful consideration. The built form of Oldbury in proximity of the site is primarily residential therefore appropriate buffering of these dwellings would be necessary. The site is separated from the residential built form of the settlement by the A458, significant consideration will need to be given about how the site could integrate into the settlement given this physical barrier. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration, particularly as the site is separated from all roads apart from the A458 and is separated from the existing roundabouts onto the A458. Any access would be 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. 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 the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have some 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 in proximity of the village of Oldbury and the potential release of such a large area in this location will require careful consideration. The built form of Oldbury in proximity of the site is primarily residential therefore appropriate buffering of these dwellings would be necessary. The site is separated from the residential built form of the settlement by the A458, significant consideration will need to be given about how the site could integrate into the settlement given this physical barrier. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration, particularly as the site is separated from all roads apart from the A458 and is separated from the existing roundabouts onto the A458. Any access would be 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BRD022	Conduit Farm, between Ludlow Road and the bypass	Bridgnorth	6.30	189	2.52	The site sits south of the A458 which separates it from the built form of Bridgnorth. The site, which slopes gently upwards N-S, contains agricultural land and the dwellings and other buildings associated with conduit Farm. Near the farm buildings and along the road is an area of woodland.	To the north is the A458 which separates the site from the built form of Bridgnorth. Other sides of the site are surrounded by agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. Therefore residential development is contrary to policy. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is separated from the residential built form of the settlement by the A458, significant consideration will need to be given about how the site could integrate into the settlement given this physical barrier. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration, particularly as the site is separated from all roads apart from the A458 and is separated from the existing roundabouts onto the A458. Any access would be 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. 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 the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have some 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 separated from the residential built form of the settlement by the A458, significant consideration will need to be given about how the site could integrate into the settlement given this physical barrier. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration, particularly as the site is separated from all roads apart from the A458 and is separated from the existing roundabouts onto the A458. Any access would be 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BRD023	Land West of Ludlow Road and South of A458, Bridgnorth	Bridgnorth	12.78	383	5.11	The site consists of a series of agricultural fields situated to the south of Bridgnorth and the A458 and to the west of Ludlow Road. The site lies adjacent to an existing employment allocation.	Land uses to the east, west and south are predominantly agricultural, although the adjacent site to the west is allocated for employment development. North of the A458 uses are predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside the development boundary. However, the site is adjacent to sites allocated for employment in the SAMDEV plan. Therefore open market residential development is contrary to policy. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is separated from the residential built form of the settlement by the A458, significant consideration will need to be given about how the site could integrate into the settlement given this physical barrier. The layout, landscaping and buffering of the site would need to reflect its location adjacent to the A458 and an employment allocation. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration and 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. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have some 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 consideration will need to be given about how the site will relate to the settlement and adjacent employment allocation. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration and is subject to highway approval.
BRD024	Land at Tasley, south of A458, Bridgnorth	Bridgnorth	8.80	264	3.52	An agricultural field south of the A458 and Bridgnorth. The site is allocated for employment development.	Character to south, east and west is predominantly agricultural. Character to north is residential and commercial (livestock market).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is an employment allocation. As such open market residential development is contrary to policy. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is separated from the residential built form of the settlement by the A458, significant consideration will need to be given about how the site could integrate into the settlement given this physical barrier. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration and is subject to highway approval. The site is also 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. 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 an employment allocation. As such it is appropriate for employment development. Suitability is subject to management of any physical, heritage and environmental constraints present. For instance the site is separated from the residential built form of the settlement by the A458, significant consideration will need to be given about how the site could integrate into the settlement given this physical barrier. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration and is subject to highway approval. The site is also 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BRD025	Land at Tasley, south of A458, Bridgnorth	Bridgnorth	10.71	321	4.28	The site consists of part of an agricultural field located to the south of the A458. The site is allocated for employment development.	Character to south, east and west is predominantly agricultural. Character to the north is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is an employment allocation. As such open market residential development is contrary to policy. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is separated from the residential built form of the settlement by the A458, significant consideration will need to be given about how the site could integrate into the settlement given this physical barrier. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration and is subject to highway approval. The site is also 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. 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 an employment allocation. As such it is appropriate for employment development. Suitability is subject to management of any physical, heritage and environmental constraints present. For instance the site is separated from the residential built form of the settlement by the A458, significant consideration will need to be given about how the site could integrate into the settlement given this physical barrier. The ability to provide an appropriate pedestrian, cyclist and vehicular access to and into the site will require significant consideration and is subject to highway approval. The site is also 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. 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
BRD026	Land at Old Worcester Road, Bridgnorth	Bridgnorth	1.40	42	0.56	Small area of land located within an existing and committed employment site. The site is allocated for employment development.	Character to the north is vacant land (committed for employment). Character to the west is employment. Character to the south and east is agricultural.	Not Suitable	The site is an employment allocation. Therefore residential development is contrary to policy. Additionally, the site is surrounded by an employment site/commitments, this is unlikely to represent an appropriate location for residential development as residential amenity would be impacted by these surrounding uses. Additionally residential development on this site would result in additional receptors for the employers on the adjacent employment site/commitments. The site is therefore unsuitable for residential development.	Currently Suitable - Subject to Further Detailed Assessment	The site is an employment allocation. As such it is appropriate for employment development. Suitability is subject to management of any physical, heritage and environmental constraints present.
BRD027	Former Builders Yard, Innage Lane, Bridgnorth	Bridgnorth	0.54	16	0.21	A former builders yard currently vacant, located to the north of Bridgnorth town centre.	The surrounding character is diverse, reflecting the sites central location. Uses include residential dwellings, various commercial uses, public open spaces, car parking, a fire station and a hospital.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Bridgnorth development boundary. As such open market residential development is suitable in principle. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access to and into the site is subject to highway approval. A small portion of the site is located within a conservation area and the site is also located in proximity of a conservation area and 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 in close proximity of sensitive uses and therefore a sensitive layout, landscaping and buffering is required.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Bridgnorth development boundary. As such employment development is suitable in principle. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance, the ability to provide an appropriate access to and into the site is subject to highway approval. A small portion of the site is located within a conservation area and the site is also located in proximity of a conservation area and 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 in close proximity of sensitive uses and therefore a sensitive layout, landscaping and buffering is required.
BRD028	Land east Of Oldbury Road, Bridgnorth	Bridgnorth	0.71	21	0.28	An irregularly shaped site located to the rear of residential dwellings on Oldbury Road.	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 the development boundary. As such open market residential development is contrary to policy. Furthermore, 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 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 in proximity of a conservation area, scheduled monument 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 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 the development boundary. As such 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. The remainder of 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 in proximity of a conservation area, scheduled monument 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 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.
P52	Land north east of Hermitage Hill Coppice, north east of Bridgnorth	Bridgnorth	24.20	726	9.68	The site consists of a series of agricultural fields to the north east of Bridgnorth.	Surrounding character is predominantly agricultural. However there is also a wooded area to the west of the site and a cemetery to the south west of the site.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore, the site is separated from the built form of Bridgnorth by an elevated area of countryside containing mature woodland, a cemetery and agricultural fields. The site projects into the countryside north of Bridgnorth. The relationship between the site and Bridgnorth will require due consideration. The site undulates, which will require due consideration. 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 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 a local wildlife site and RIG, 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 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 in the Green Belt. As such employment development is contrary to policy. Furthermore, the site is separated from the built form of Bridgnorth by an elevated area of countryside containing mature woodland, a cemetery and agricultural fields. The site projects into the countryside north of Bridgnorth. The relationship between the site and Bridgnorth will require due consideration. The site undulates, which will require due consideration. 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 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 a local wildlife site and RIG, 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 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.
P53a	Land north of the A454, east of Bridgnorth	Bridgnorth	12.73	382	5.09	The site consists of two agricultural fields located to the north of the A454. Site boundaries are defined by the A454 to the south, rural lanes to north and west. The sites eastern boundary is defined by agricultural field boundaries.	Surrounding character is predominantly agricultural.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore the site is separated from the built form of Bridgnorth by agricultural fields. The site projects into the countryside east of Bridgnorth. The relationship between the site and Bridgnorth will require due consideration. Parts of the site undulate, which will require due consideration. The site is also in proximity of a scheduled monument and 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 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 in the Green Belt. As such open employment development is contrary to policy. Furthermore the site is separated from the built form of Bridgnorth by agricultural fields. The site projects into the countryside east of Bridgnorth. The relationship between the site and Bridgnorth will require due consideration. Parts of the site undulate, which will require due consideration. The site is also in proximity of a scheduled monument and 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 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
BRD026	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	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 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.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However, the site is not suitable for development as it is an employment allocation, therefore residential development is contrary to policy. Furthermore, the site is surrounded by an employment site/commitments, this is unlikely to represent an appropriate location for residential development as residential amenity would be impacted by these surrounding uses. Additionally residential development on this site would result in additional receptors for the employers on the adjacent employment site/commitments. The site is therefore unsuitable for residential development.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable, available; achievable; and viable (subject to any further necessary viability assessment). 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.
BRD027	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	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 also considered suitable for development subject to appropriate assessment and management of any impact on the physical, environmental; or heritage constraints to the site. Specifically part of the site is located within a conservation area and it is in proximity of sensitive uses (hospital). If suitable mitigation of this identified constraint were possible, the sites 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. 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 considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically part of the site is located within a conservation area and it is in proximity of sensitive uses (hospital). If suitable mitigation of this identified constraint were possible, the sites 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BRD028	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 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	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). 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, 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 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, 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 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.
P52	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	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	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 for development, subject to any further necessary viability assessments. 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, the site is separated from the built form of Bridgnorth by an elevated area of countryside containing mature woodland, a cemetery and agricultural fields. The site projects into the countryside north of Bridgnorth. The site undulates, which will require due consideration. The relationship between the site and Bridgnorth will require due consideration. The site is also in proximity of a number of heritage and environmental assets.	Rejected	The site is considered available, achievable and viable for development, subject to any further necessary viability assessments. 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, the site is separated from the built form of Bridgnorth by an elevated area of countryside containing mature woodland, a cemetery and agricultural fields. The site projects into the countryside north of Bridgnorth. The relationship between the site and Bridgnorth will require due consideration. The site undulates, which will require due consideration. The site is also in proximity of a number of heritage and environmental assets.
P53a	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	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	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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. Its availability is 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, the site is separated from the built form of Bridgnorth by agricultural fields. The site projects into the countryside east of Bridgnorth. The relationship between the site and Bridgnorth will require due consideration. Parts of the site undulate, which will require due consideration.	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 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, the site is separated from the built form of Bridgnorth by agricultural fields. The site projects into the countryside east of Bridgnorth. The relationship between the site and Bridgnorth will require due consideration. Parts of the site undulate, 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
P53b	Land north of the A454 and Swancote, north east of Bridgnorth	Bridgnorth	74.36	2231	29.74	A large site located to the north east of Bridgnorth. The site consists of a large number of agricultural fields bounded by the A454 to the south and rural lanes to the east, west and north.	Surrounding uses are predominantly agricultural.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore the site is separated from the built form of Bridgnorth by agricultural fields. The site projects into the countryside east of Bridgnorth. The relationship between the site and Bridgnorth will require due consideration. Parts of the site undulate, which will require due consideration. The site is also in proximity of a scheduled monument and 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 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 in the Green Belt. As such open employment development is contrary to policy. Furthermore the site is separated from the built form of Bridgnorth by agricultural fields. The site projects into the countryside east of Bridgnorth. The relationship between the site and Bridgnorth will require due consideration. Parts of the site undulate, which will require due consideration. The site is also in proximity of a scheduled monument and 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 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.
P54	Land south of the A454 and Swancote, east of Bridgnorth	Bridgnorth	130.79	3924	52.31	A large site located to the east of Bridgnorth. The site consists of a large number of agricultural fields bounded by the A454 to the north, Broom Lane to the east, the A454 to the west and residential curtilages associated with dwellings at The Hobbins and The Hobbins road.	Character to the east, north and west is predominantly agricultural. To the south character is a mix of residential (The Hobbins), commercial (Stanmore Industrial Estate) and agricultural.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore the site is separated from the built form of Bridgnorth by agricultural fields, although it is associated with the built form of The Hobbins and Stanmore Industrial Estate. The site projects into the countryside east of Bridgnorth. The relationship between the site and Bridgnorth will require due consideration. Parts of the site undulate, which will require due consideration. The site is also in proximity of a scheduled monument and 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 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 in the Green Belt. As such employment development is contrary to policy. Furthermore the site is separated from the built form of Bridgnorth by agricultural fields, although it is associated with the built form of The Hobbins and Stanmore Industrial Estate. The site projects into the countryside east of Bridgnorth. The relationship between the site and Bridgnorth will require due consideration. Parts of the site undulate, which will require due consideration. The site is also in proximity of a scheduled monument and 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 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.
P55	Hermitage Hill, Bridgnorth	Bridgnorth	14.33	430	5.73	A linear site located to the east of Bridgnorth, comprising small pastoral fields and mature woodland.	Character to the north is a mix of agricultural land and woodland. Character to the east is predominantly agricultural. Character to the west is a mix of residential and commercial. Character to the south is a mix of agricultural and commercial.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore, the site has an adverse topography, which is likely to severely limit its potential for development. The site contains 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 the heritage asset and as such is contrary to national policy. Much of the site contains ancient woodland and a RIG, therefore development is likely to have an adverse effect on one or more areas of ancient woodland and as such is contrary to national and international legislation - the site is therefore unsuitable for development. The site also contains a significant number of trees subject to TPO protection (generally consistent with the extent of the area of ancient woodland) which will similarly limit the sites capacity for development and mean that development on the site would be 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 into the site (particularly given the sites topography) is subject to highway approval. The site is adjacent to residential dwellings and an existing/allocated employment site, any development proposed would need to complement this setting. 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 located in the Green Belt. As such employment development is contrary to policy. Furthermore, the site has an adverse topography, which is likely to severely limit its potential for development. The site contains 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 the heritage asset and as such is contrary to national policy. Much of the site contains ancient woodland and a RIG, therefore development is likely to have an adverse effect on one or more areas of ancient woodland and as such is contrary to national and international legislation - the site is therefore unsuitable for development. The site also contains a significant number of trees subject to TPO protection (generally consistent with the extent of the area of ancient woodland) which will similarly limit the sites capacity for development and mean that development on the site would be 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 into the site (particularly given the sites topography) is subject to highway approval. The site is adjacent to residential dwellings and an existing/allocated employment site, any development proposed would need to complement this setting. 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.
P56	Land at Hermitage Farm, Bridgnorth	Bridgnorth	77.59	2328	31.03	A large site located to the east of Bridgnorth. The site consists of a large number of agricultural fields bounded by the A458 to the south, A454 to the east, Hermitage Hill to the west, and the B4363 to the north.	Character to the south is predominantly agricultural. Character to the north is a mix of agricultural, woodland and a cemetery. Character to the west is woodland located on Hermitage Hill beyond which are residential dwellings and commercial uses within the settlement of Bridgnorth. Character to the east is a mix of woodland at Stanmore Country Park and agricultural land, beyond which are residential dwellings at The Hobbins and commercial uses at Stanmore Industrial Estate.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore, the relationship between development on the site and the settlement of Bridgnorth will require due consideration. The ability to provide an appropriate access to and through the site is subject to highway approval. The site contains a small area of ancient woodland; trees subject to TPO protection; and part of a RIG in its north western corner, therefore development on this element of the site and within an appropriate buffer is likely to have an adverse effect on an area of ancient woodland and as such is contrary to national and international legislation; and a locally designated site, and as such is contrary to policy. This element of the site is therefore unsuitable for development. Similarly the site contains part of a scheduled monument in its north western corner, development in 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. This element of the site is therefore unsuitable for development. The site is also in proximity of further 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 local wildlife site and the remainder of the RIG, 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 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 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 in the Green Belt. As such employment development is contrary to policy. Furthermore, the relationship between development on the site and the settlement of Bridgnorth will require due consideration. The ability to provide an appropriate access to and through the site is subject to highway approval. The site contains a small area of ancient woodland; trees subject to TPO protection; and part of a RIG in its north western corner, therefore development on this element of the site and within an appropriate buffer is likely to have an adverse effect on an area of ancient woodland and as such is contrary to national and international legislation; and a locally designated site, and as such is contrary to policy. This element of the site is therefore unsuitable for development. Similarly the site contains part of a scheduled monument in its north western corner, development in 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. This element of the site is therefore unsuitable for development. The site is also in proximity of further 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 local wildlife site and the remainder of the RIG, 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 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 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
P58a	Land north of Stanmore Industrial Estate	Bridgnorth	6.84	205	2.74	The site consists of two agricultural fields enclosed by Stanmore Industrial Estate to the south and west, a track to the east and The Hobbins Road/access road/an agricultural field boundary to the north.	Character to the north and east is predominantly agricultural. Character to the west and south is predominantly commercial, on the adjacent Stanmore Industrial Estate.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore, the site is closely associated with the adjacent Stanmore Industrial Estate and employment uses upon it, this will require due consideration.	Not Suitable	The site is located in the Green Belt. As such employment development is contrary to policy.
P58b	Land south of Hobbins Road, Stanmore	Bridgnorth	6.79	204	2.72	The site consists of a number of small agricultural fields, located to the north of Stanmore Industrial Estate. The site is bounded by Hobbins Road to the north, property curtilages to the west and an access and agricultural field boundaries to the south and an agricultural field boundary to the east.	Character to the north and east is predominantly agricultural. Character to the west and south is predominantly commercial, on the adjacent Stanmore Industrial Estate.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore, the site is closely associated with the adjacent Stanmore Industrial Estate and employment uses upon it, this will require due consideration.	Not Suitable	The site is located in the Green Belt. As such employment development is contrary to policy.
P59	Land east of Stanmore Industrial Estate	Bridgnorth	41.52	1246	16.61	A generally linear site consisting of a series of agricultural fields to the east of Stanmore and Stanmore Industrial Estate and Stanmore Country Park.	Character to the north, east and south is predominantly agricultural. Character to the west is more diverse, being agricultural to the west of the northern element of the site, commercial uses (associated with Stanmore Industrial Estate) and woodland (associated with Stanmore Country Park) to the west of the central element of the site, and a mix of residential and agricultural uses to the west of the southern element of the site.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore, the site is closely associated with the adjacent Stanmore Industrial Estate and employment uses upon it, this will require due consideration.	Not Suitable	The site is located in the Green Belt. As such employment development is contrary to policy.
P61	Land south of the A458, Bridgnorth	Bridgnorth	97.19	2916	38.88	A very large site located to the south of the A458.	Character to the north, south and east is predominantly agricultural, although there is also a caravan site to the north-east of the site. Character to the west is also agricultural beyond which it is commercial.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore, the site projects into the countryside east of Bridgnorth. The site is very large and the relationship between the site and Bridgnorth will require due consideration. Parts of the site undulate, which will require due consideration. Part of the site contains and is in proximity of a conservation area and parts of the site are 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 also contains and 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. 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. 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 located in the Green Belt. As such employment development is contrary to policy. Furthermore, the site projects into the countryside east of Bridgnorth. The site is very large and the relationship between the site and Bridgnorth will require due consideration. Parts of the site undulate, which will require due consideration. Part of the site contains and is in proximity of a conservation area and parts of the site are 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 also contains and 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. 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. 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.
P62	Land south of Hillside Avenue, Bridgnorth	Bridgnorth	14.91	447	5.96	The site lies to the south of residential dwellings on Hillside Avenue and Bridgnorth Aluminium.	Character to the south and east is predominantly agricultural. Character to the north is commercial (Bridgnorth Aluminium). Character to the west is a mix of residential and agricultural.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore, the ability to provide an appropriate access to and through the site is subject to highway approval. The site's proximity to a significant employment site (Bridgnorth Aluminium), appropriate buffering will therefore be necessary to ensure that any use on this site does not impact on the operation of the adjacent employment site and that residential amenity on the site is maintained. 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 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 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 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 in the Green Belt. As such employment development is contrary to policy. Furthermore, the ability to provide an appropriate access to and through the site 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. 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. 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. 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.

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
P63	Land east/north of the River Severn, Bridgnorth	Bridgnorth	61.06	1832	24.42	A linear site which follows the route of the River Severn to the south of Bridgnorth. The site consists of a series of agricultural fields.	Character to the south east and west is predominantly agricultural. Character to the north is a mix of residential and a caravan park.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore, the northern portion of the site contains an area of natural/semi-natural open space, 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, much of the site is located within flood zones 2 and/or 3, therefore 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 projects into the countryside. The relationship of the site to the settlement of Bridgnorth will require due consideration. The ability to provide an appropriate access to and through the site is subject to highway approval. Part of the site contains a conservation area; other parts of the site are in proximity of conservation areas; a scheduled monument; 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 lies adjacent to 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 also contains a veteran tree and is in proximity of other veteran trees and 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 in the Green Belt. As such employment development is contrary to policy. Furthermore, the northern portion of the site contains an area of natural/semi-natural open space, 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, much of the site is located within flood zones 2 and/or 3, therefore 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. Much of the site is located within flood zones 2 and/or 3. The site projects into the countryside. The relationship of the site to the settlement of Bridgnorth will require due consideration. The ability to provide an appropriate access to and through the site is subject to highway approval. Part of the site contains a conservation area; other parts of the site are in proximity of conservation areas; a scheduled monument; 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 lies adjacent to 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 also contains a veteran tree and is in proximity of other veteran trees and 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.
BRO004	Land between Rough Lane and Pound Lane, Broseley	Broseley	4.71	141	1.88	Site is single parcel as agricultural land currently used as rough grazing, some farm buildings in northern part of site. Scattered mature trees and remnant hedgerows throughout site. Strong boundaries to W with existing residential properties on Forester Rd and Blakeway Close; N with residential properties on Collins Close and Rough Lane; E clearly defined boundary of hedgerows and trees with agricultural field; S with Caughley Rd and further agricultural land. Slight upward slope from N to S. Site is outside but adjacent to development boundary. Land to N between Rough Lane and Coalport Rd pp refused (14/04018/OUT) and appeal dismissed Feb 2016.	Agricultural to S and E	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is outside settlement boundary so is not currently suitable in policy terms. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding access. Detailed consultation with Coal Authority also required. Investigation and management of previous mining required. The site is within 300m of a Conservation Area and a Listed Building. Development is therefore subject to an assessment of impact on the significance of the settings of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. There are mature trees and hedgerows along site boundaries which should be retained.	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 employment development is limited to small scale rural enterprise and diversification schemes. However the site may have long term potential for wider forms of employment, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding access. Investigation and management of previous mining required. Detailed consultation with Coal Authority also required. The site is within 300m of a Conservation Area and a Listed Building. Development is therefore subject to an assessment of impact on the significance of the settings of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. There are mature trees and hedgerows along site boundaries which should be retained. The site is in a prominent location, which could affect the suitability for certain forms of employment.
BRO006X	Land east of Bridge Road	Broseley	0.05	N/A	N/A						
BRO007	Land to east of Dark Lane, Broseley	Broseley	1.21	36	0.48	Site lies to E of Dark Lane outside development boundary and to E and N of main settlement. Is agricultural land currently used for rough grazing or open land - has been farmed more intensively in past. Irregular shaped parcel with ill-defined boundaries comprised mature trees and overgrown hedgerows on all 4 sides. Not directly adjacent to development boundary - separated by Dark Lane and residential property (3 Dark Lane). Slight downward slope from NW to SE. Access via track to Dark Lane - no clear direct access to Dark Lane. Site is opposite Dark Lane site with pp for 88 dwells (14/02911/FUL) works commenced.	Agric land - rough grazing. Boundary with single property (3 Dark Lane).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is in countryside for policy purposes so not suitable. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from Highways Team regarding access to and into the site. Investigation and management of historic mining. Detailed consultation with Coal Authority also required. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a Conservation Area and several Listed Buildings. Development is therefore subject to an assessment of impact on the significance of the settings of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, 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 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 wider forms of employment, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from Highways Team regarding access to and into the site. Investigation and management of historic mining. Detailed consultation with Coal Authority also required. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a Conservation Area and several Listed Buildings. Development is therefore subject to an assessment of impact on the significance of the settings of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BRO010	Land off Cherrybrook Drive, Broseley	Broseley	1.08	32	0.43	Irregular shaped site adjacent to development boundary. Currently 'scrub' woodland and established trees as extension of tree cover on 'Stocking Mound'. Site lies to E of Cherry Brook Drive to N of existing industrial site off Cockshutt Lane (site BRO002) to S of Broseley Cricket Club and existing wooded area known as 'Stocking Mound'. Boundaries are clearly defined with residential properties to W and industrial site to S and E; boundary with woodland to N not clearly defined. Road access only onto Cherry Brook Drive; pedestrian access only via existing network via Cherry Brook Drive.	Residential to W; Industrial to S and E woodland and cricket ground to N.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is in countryside for policy purposes so not suitable. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from Highways Team regarding the suitability of pedestrian, cyclist and vehicular access. Assessment and management of previous coal mining history. Detailed consultation with Coal Authority also required. There are numerous mature trees on the site which will require significant consideration. The site is also within 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is adjacent to an existing protected employment site, this will require due consideration.	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 employment development is limited to small scale rural enterprise and diversification schemes. However the site may have long term potential for wider forms of employment, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance comments will be needed from Highways Team regarding the suitability of pedestrian, cyclist and vehicular access. Assessment and management of previous coal mining history. Detailed consultation with Coal Authority also required. There are numerous mature trees on the site which will require significant consideration. The site is also within 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is adjacent to an existing protected employment site, 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
P63	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. Its availability is unknown. 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, the northern portion of the site contains an area of natural/semi-natural open space, 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, much of the site is located within flood zones 2 and/or 3, therefore 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 projects into the countryside. The relationship of the site to the settlement of Bridgnorth will require due consideration. The ability to provide an appropriate access to and through the site is subject to highway approval. Part of the site contains a conservation area. The site also lies adjacent to a 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 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, the northern portion of the site contains an area of natural/semi-natural open space, 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, much of the site is located within flood zones 2 and/or 3, therefore 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 projects into the countryside. The relationship of the site to the settlement of Bridgnorth will require due consideration. The ability to provide an appropriate access to and through the site is subject to highway approval. Part of the site contains a conservation area. The site also lies adjacent to a local wildlife site.
BRO004	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 whether 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.	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). Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is only suitable for employment which is considered to be 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 previous mining history, prominent position and landscape sensitivity, and potential access issues off Caughley Rd and Rough Lane. 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 only suitable for employment which is considered to be 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 previous mining history, prominent position and potential access issues off Caughley Rd and Rough Lane and proximity to adjacent residential properties. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BRO006X											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.
BRO007	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	Viability for employment use is not certain.	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. Such constraints include suitability of access, previous mining history, potential impact on adjacent Local Wildlife site, and potential historic environment issues. 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 only suitable for employment which is considered to be 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. Such constraints include suitability of access, previous mining history, potential impact on adjacent Local Wildlife site, and potential historic environment issues. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BRO010	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 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, 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.	Achievable	Viable	The site was represented during the SAMDev Site Allocations process 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 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 impact of previous mining history; and the suitability of the highways 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	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However the site is only suitable for employment which is considered to be 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 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 impact of previous mining history; and the suitability of the highways 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
BRO011	Land At Cobwell Road, Bridge Road, Broseley	Broseley	0.52	16	0.21	Wedge shaped parcel of land outside development boundary but within conservation area. Currently scrub trees with some mature established trees. Bounded by residential development to W on opposite side Bridge Rd and Off Cobwell Rd to E; to N by residential and further woodland. Access either onto Bridge Rd or Cobwell road; pedestrian access via existing links on Bridge Rd, Cobwell Rd or Quarry rd. Site slopes S to N down Bridge Rd. Site has history of past mining and industrial use and is in Coal Authority High Risk area. And is in close proximity to Workhouse Coppice Local Wildlife Site.	Residential - estate development off Cobwell rd. and single plots on Bridge Rd. Woodland to N running down towards Ironbridge Gorge.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is in countryside for policy purposes so not suitable. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance advice will be needed regarding possible complications arising from previous coal mining history and therefore detailed consultation with Coal Authority also required. The site is within 500m of 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 500m of Ancient Woodland. Development is subject to an assessment of impact on this Ancient Woodland. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of 3 Wildlife Sites. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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 a World Heritage Site and several 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. Approximately half the site is covered by a group TPO, the site is also within proximity of one or more 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. 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 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 subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance advice will be needed regarding possible complications arising from previous coal mining history and therefore detailed consultation with Coal Authority also required. The site is within 500m of 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 500m of Ancient Woodland. Development is subject to an assessment of impact on this Ancient Woodland. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of 3 Wildlife Sites. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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 a World Heritage Site and several 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. Approximately half the site is covered by a group TPO, the site is also within proximity of one or more 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BRO012	Land at Barratt's Hill, Broseley	Broseley	0.67	20	0.27	Irregular shaped parcel on W edge of settlement outside but adjacent to development boundary. Currently agricultural use for rough grazing and informal amenity land with mature trees and established hedgerows. Existing residential properties to N and E further agricultural land to S and W. Obvious boundaries with residential properties to N and E; boundaries with agricultural land less well defined by hedgerows and trees. Road access and frontage onto Barratt's Hill (B4375) pedestrian access via existing pavements on Barratts Hill. Within Conservation Area and in close proximity to Penns Meadow Local Wildlife site.	Agricultural land to W and S residential to E and N.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance a detailed consultation with the Coal Authority is required. 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 several 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. There are mature trees on the site which will need to be considered.	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 employment development is limited to small scale rural enterprise and diversification schemes. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance a detailed consultation with the Coal Authority is required. 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 several 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. There are mature trees on the site which will need to be considered.
BRO014	Land off Spout Lane	Broseley	0.35	10	0.14	Small parcel on W edge of settlement. Currently no discernible use - scrub woodland vegetation with some mature trees on boundaries; no obvious agricultural use maybe some informal amenity use. Outside development boundary but separated by residential properties on Bridge rd. Within conservation area and in close proximity to Work House Meadows and The Mines Local Wildlife Sites and Benthall Edge Wood Ancient Woodland. Boundary to N with Spout Lane and to S and E with residential properties; not clearly defined to W. Road frontage and access onto Spout Lane only; pedestrian access via Spout Lane only no pavements.	Residential to E and S, unimproved scrubland to W and woodland of Work House Meadows wildlife site to N.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is in countryside for policy purposes so not suitable. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance investigation and management of coal mining history. There is a need for detailed consultation with Coal Authority also required. The site is within 500m of 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 500m of Ancient Woodland. Development is subject to an assessment of impact on this Ancient Woodland. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of 3 Wildlife Sites. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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 a World Heritage Site and several 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. There are a number of mature trees on the site which will require due consideration.	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 employment development is limited to small scale rural enterprise and diversification schemes. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance investigation and management of coal mining history. There is a need for detailed consultation with Coal Authority also required. The site is within 500m of 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 500m of Ancient Woodland. Development is subject to an assessment of impact on this Ancient Woodland. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of 3 Wildlife Sites. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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 a World Heritage Site and several 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. There are a number of mature trees on the site which will require due consideration.
BRO015	Land south of Avenue Road	Broseley	1.83	55	0.73	Site comprises part ELR017 - employment land allocation in Broseley. Application 16/02438/REF on adjoining land for mixed residential and employment refused 06/10/2015 then granted on appeal 31/08/2016. Site lies to SE of settlement outside development boundary. Currently in agricultural use with existing farmhouse and farm buildings (The Dunge Farm) on site. Boundaries to W with Avenue Rd; to S, N and E with agricultural land defined by hedgerows and trees and N (part) with properties on Pound lane. Road frontage and access onto Avenue Rd. Overhead electricity and pylon present on site	Agricultural to S and E residential to N and W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance advice will be needed regarding electricity pylons on the site. Investigation and management of coal mining history will be required. The site is in the Coal Authority High Risk Area and this body will need to be consulted. The site is within 300m of a Conservation Area and several Listed Buildings. Development is therefore subject to an assessment of impact on the significance of the settings of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site contains and is within proximity of one or more 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Hedgerows and mature trees that are not subject to TPO protection will also require consideration.	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 employment development is limited to small scale rural enterprise and diversification schemes. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance advice will be needed regarding electricity pylons on the site. Investigation and management of coal mining history will be required. The sites is in the Coal Authority High Risk Area and this body will need to be consulted. The site is within 300m of a Conservation Area and several Listed Buildings. Development is therefore subject to an assessment of impact on the significance of the settings of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site contains and is within proximity of one or more 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Hedgerows and mature trees that are not subject to TPO protection will also require 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
BRO011	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 whether 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.	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. 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. 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 within a Conservation Area and proximity of an ancient woodland and SSSI. 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; 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	The sites availability, viability and achievability are unknown, where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, due to the sites location, it is only currently suitable for employment development which is considered to be small scale rural enterprise and diversification schemes, although 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 in a conservation area and proximity of an ancient woodland and SSSI. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment development would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; suitable management of 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.
BRO012	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	Greenfield site partly within development boundary - likely to be viable for employment but confirmation required.	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 proximity of Penn's meadow Wildlife Site and within Conservation Area. 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	The sites 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 is only suitable for employment which is considered to be 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 proximity of Penn's meadow Wildlife Site and within Conservation Area. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment development would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; suitable management of 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.
BRO014	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	Greenfield site partly within development boundary - likely to be viable for employment but confirmation required. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 those arising from potential impact on the conservation area and adjacent environmental 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; and suitable management of 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	The sites 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, due to the sites location, it is only currently suitable for employment development which is considered to be small scale rural enterprise and diversification schemes, although 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 those arising from potential impact on the conservation area and adjacent environmental assets. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment development would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; suitable management of 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.
BRO015	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	Greenfield site partly within development boundary - likely to be viable for employment but confirmation required. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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). However it is not available for development. Furthermore, 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 presence of overhead electricity cables / pylons. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Rejected	Achievability and viability of the site are unknown. However it is not available for development. Furthermore, the site is only suitable for employment which is considered to be 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. Such constraints include presence of overhead electricity cables and pylon and impact on character and setting of adjacent heritage assets. 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
BRO020	Land north of Avenue Road, Broseley	Broseley	0.22	7	0.09	House and large garden site on E edge of settlement within development boundary and conservation area. Several mature trees on site. Boundaries clearly defined with neighbouring residential properties. Road access and frontage onto track off Avenue Rd; pedestrian access via existing links on Avenue Rd.	Established residential area - some large detached dwellings with large gardens, some estate development (Bright Grove). Opposite BRO0015 and site with pp for mixed use development.	Currently Suitable - Subject to Further Detailed Assessment	Site is suitable for residential development subject to management of any physical, heritage and environmental constraints present. The suitability of the access to the site 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 also within 300m of several 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 contains and is within proximity of one or more TPO's, this may well limit the developable area of the site and means that 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. Consultation with the coal authority may also be required.	Currently Suitable - Subject to Further Detailed Assessment	Site is suitable for employment development subject to management of any physical, heritage and environmental constraints present. The suitability of the access to the site 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 also within 300m of several 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 contains and is within proximity of one or more TPO's, this may well limit the developable area of the site and means that 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. Consultation with the coal authority may also be required. The site is in proximity of residential dwellings which will require appropriate buffering and may affect the type of employment uses appropriate on the site.
BRO021	Land at Coneybury Farm, Broseley	Broseley	6.94	208	2.77	Greenfield site outside but adjacent to development boundary. Currently in agricultural use for grazing/fodder crops. Site is bounded by residential estate development to S; Ironbridge Rd and residential properties to W; Coneybury Farm complex and farmland to N and E. Boundaries are clearly defined with residential properties and area mixture of trees hedgerows and fences with neighbouring agricultural land. Some of the boundaries contain mature trees and stretches of established hedgerow. Site has no road frontage or access to current highway network, site is accessed via Coneybury Farm. Promoter claims access from Coalport Close development which appears to be in other private ownership as driveway to 2 properties, nevertheless this access would appear unsuitable for size of site proposed. Pedestrian and cycle access could be via Coalport Close or Ironbridge Rd to existing established network.	Mixture of agricultural and residential	Not Suitable	Site is in countryside for policy purposes so not suitable. Furthermore the site appears to be landlocked and therefore there is no confidence that an appropriate access can be provided. The site is also within 300m of Ironbridge World Heritage Site, a 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. 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 also within 250m of a 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.	Not Suitable	Site is in countryside for policy purposes, as such employment development is limited to small scale rural enterprise and diversification schemes. However, the site appears to be landlocked and therefore there is no confidence that an appropriate access can be provided. The site is also within 300m of Ironbridge World Heritage Site, a 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. 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 also within 250m of a 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.
BRO022	Land north of Broseley Lodge, Broseley	Broseley	10.76	323	4.30	Wooded area to the south west of Broseley.	Residential to the north. Wooded to the south. Agricultural to the east and 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. The site is densely wooded and forms part of a wider wooded area. It is unlikely that the removal of these trees would be deemed appropriate. The site is also adjacent to a listed building and in proximity of others 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. 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. 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 the development boundary within the open countryside. Site is in countryside for policy purposes, as such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is densely wooded and forms part of a wider wooded area. It is unlikely that the removal of these trees would be deemed appropriate. The site is also adjacent to a listed building and in proximity of others 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. 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. 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.
BRO024	Land off Barratts Hill, Broseley	Broseley	0.19	6	0.08	Irregular shaped parcel on Western edge of settlement outside but adjacent to development boundary. Currently informal amenity land with mature trees. Existing residential properties to N and E further agricultural land to S and W. Obvious boundaries with residential properties to N and E; boundaries with agricultural land less well defined. Road access and frontage onto Barratt's Hill (B4375) pedestrian access via existing pavements on Barratts Hill. Within Conservation Area and in close proximity to Penns Meadow Local Wildlife site.	Agricultural land to W and S residential to E and N.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However 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 relationship between any new dwellings on the site and existing buildings would need to be considered. Detailed consultation with the Coal Authority would be required. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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 several 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 adjacent to but outside settlement 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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance due to proximity to existing buildings it is likely that only office based employment would be appropriate on the site and appropriate buffers would be necessary. Detailed consultation with the Coal Authority would be required. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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 several 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	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
BRO020	Availability Unknown	Previous SHLAA site. 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	Previous SHLAA site. 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. The site is considered suitable for residential development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically its location within the conservation area; the large number of trees subject to TPO protection on the site; and proximity to listed buildings on Church St. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; 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 considered suitable for employment development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically its location within the conservation area; the large number of trees subject to TPO protection on the site; and proximity to listed buildings on Church St. If suitable mitigation of this identified constraint were possible, the sites 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BRO021	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 the site appears to be landlocked and therefore there is no confidence that an appropriate access can be provided.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for development as the site appears to be landlocked and therefore there is no confidence that an appropriate access can be provided.
BRO022	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 assessments. However, it is understood that this site is not available for development. Furthermore the site is not suitable for development as it is located outside the development boundary within the open countryside. As such open market residential development is contrary to policy. Additionally, the site is densely wooded and forms part of a wider wooded area. It is unlikely that the removal of these trees would be deemed appropriate.	Rejected	The site is considered achievable and viable subject to any further necessary viability assessments. However, it is understood that this site is not available for development. Furthermore the site is not suitable for development as it is located outside the development boundary and is densely wooded and forms part of a wider wooded area. It is unlikely that the removal of these trees would be deemed appropriate.
BRO024	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	Greenfield site adjacent to development boundary - assumed to be viable for employment use pending further detail and investigation. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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. 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 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 of Penn's meadow Wildlife Site and within Conservation Area. 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; 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, due to the sites location, it is only currently suitable for employment development which is considered to be small scale rural enterprise and diversification schemes, although 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 of Penn's meadow Wildlife Site and within Conservation Area. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment development would also depend on appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; suitable management of 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
BRO026	Land off Cockshutt Lane, Broseley	Broseley	2.31	69	0.92	Site on N edge of settlement to N of existing employment area (former WH Dixon site). Site is bounded by B2 use to E; agricultural to N and E; woodland (the 'Stocking Mound') to W and S. Boundaries clear and defensible to W with neighbouring employment use; to N, W and S not readily discernible. Site is currently mixed use with some former industrial land used for storage and/or informal waste management; to N is trees/scrub whilst N portion of site is managed grazing with residential property and garden. Site is outside development boundary and conservation area. No road frontage but site could be accessed through BRO002 or via lane to New House.	Agriculture to N, industry to E and ; woodland to W on reclaimed ground.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Part of the site is within the development boundary and part is in countryside for policy purposes so the site as a whole is not currently suitable. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance investigation and management may be required in relation to the adjacent spoil heaps. Detailed consultation with the Coal Authority would be required. The site is within 500m of Ancient Woodland. Development is subject to an assessment of impact on this Ancient Woodland. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a Conservation Area. Development is therefore 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Mature trees on the site will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Part of the site is within the development boundary and part is in countryside for policy purposes, so with regard to the site as a whole, suitability is currently limited to small scale rural enterprise and diversification schemes. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance investigation and management may be required in relation to the adjacent spoil heaps. Detailed consultation with the Coal Authority would be required. The site is within 500m of Ancient Woodland. Development is subject to an assessment of impact on this Ancient Woodland. 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a Conservation Area. Development is therefore 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Mature trees on the site will require due consideration.
BRO027	Land at Firey Fields, Broseley	Broseley	1.26	38	0.50	part superseded by BRO037. Site on outside development boundary on SW edge of settlement currently in agricultural use - rough grazing. Residential estate to E off Bridgnorth Rd; agricultural uses to N, W, and S. Site is adjacent to Fiery Fields Local Wildlife site. Boundaries well defined with neighbouring residential property to E and agriculture and woodland to S and W; not well defined to N. No road frontage, access would have to be via other adjacent sites footpath links through residential estate and via PROW to W and S. Site relatively flat slight upward slope from W to E. High voltage overhead cables across N extremity of site and 33kv wooden posts and cables across centre of site running NW to Se.	Residential estate to E off Bridgnorth Rd; agricultural uses to N, W, and S	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 the site is not suitable for residential use due to the lack of a road frontage or obvious access point. The site could have long term potential as part of a wider development with access provided through an adjacent promoted site, subject to management of any physical, heritage and environmental constraints. For instance the site is within 300m of a Conservation Area and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	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 not suitable for employment use due to the lack of a road frontage or obvious access point. The site could have long term potential as part of a wider development with access provided through an adjacent promoted site, subject to management of any physical, heritage and environmental constraints. For instance the site is within 300m of a Conservation Area and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BRO028X	The Pheasant Inn, 56 Church Street	Broseley	0.10	N/A	N/A						
BRO029	Land south west of Mill Lane, Broseley	Broseley	2.27	68	0.91	Site lies on W edge of Broseley outside but directly adjacent in part to the development boundary and conservation area. The site consists of part of an agricultural field and an area with a high concentration of trees. There is a farm building located on the site.	Site to the east recently gained planning permission for 6 dwellings. To the east and north the character is predominantly residential. To the south and west the character is predominantly agricultural and countryside character.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However 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 ability to provide an appropriate access is subject to highway approval. Discussion will be needed with the Coal Authority. A small part of 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 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 adjacent to but outside settlement 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 management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. Discussion will be needed with the Coal Authority. A small part of 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 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.
BRO030	Land adjacent Woodlands Close, Broseley	Broseley	0.66	20	0.27	Greenfield site outside but adjacent to development boundary currently in agricultural use as rough grazing/pasture. Site is bounded by estate development of Woodlands Close to W; Woodlands farmhouse and farmland to S; further farmland to N and E. Boundaries clearly defined with residential properties on Woodlands Close and to S with Woodlands farmhouse but boundaries to E and N appear arbitrary across farmland. Site has no road frontage as such but can be accessed via existing 'hammerhead' on Woodlands Close; pedestrian and cycle access via same access to existing established network.	Agriculture and residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However 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 ability to provide an appropriate access to and into the site is subject to highway approval. There is a need to consider the sites boundaries. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 250m of a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a World Heritage Site and conservation areas, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 adjacent to but outside settlement 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 management of any physical, heritage and 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 need to consider the sites boundaries. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 250m of a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a World Heritage Site and conservation areas, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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	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
BRO026	Availability Unknown	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 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	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 and commercial history of the County. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Other employment areas exist within smaller settlements and in some rural locations and these will support additional demand and provision. Outside of these areas, there is a traditional dependence on agriculture and related sectors, therefore the formation of new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 as a whole is not currently suitable for residential development as approximately half is located in open countryside and 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, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Furthermore, the site as a whole is only suitable for employment which is considered to be 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.
BRO027	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 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, viable and achievable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is constrained by the lack of available access and presence of overhead power lines. The site could have long term potential as part of a wider development with access provided through an adjacent promoted site.	Rejected	Its availability, achievability and viability are unknown. However the site is not considered suitable for development as it is constrained by the lack of available access and presence of overhead power lines. The site could have long term potential as part of a wider development with access provided through an adjacent promoted site.
BRO028X											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.
BRO029	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.	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 part of the site is within a Conservation Area and it is in proximity of a 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; 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	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However, due to the sites location, it is only currently suitable for employment development which is considered to be small scale rural enterprise and diversification schemes, although 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 within a Conservation Area and it is in proximity of a wildlife site. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment development would also depend on appropriate changes to policies affecting this location; suitable management of 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.
BRO030	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	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, 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. Such constraints include the ability to provide an appropriate access to and into the site; and consideration of site boundaries. 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 only suitable for employment which is considered to be 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 the impact of previous mining history; and the suitability of the highways 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
BRO031	West of Bridge Road, Broseley	Broseley	2.82	84	1.13	Greenfield site outside but adjacent to Broseley development boundary. Site currently in use for rough grazing and informal recreation. A portion of site previously subject to mineral extraction and now 'unknown filled ground'. Site is bounded by Bridge Rd and Hilltop private property to W; by Floyer Lane and the Bentlands estate development and further agricultural land to E; to N by individual properties; to S by Benthall Lane and individual properties. Boundaries are clearly defined on the ground by a mixture of trees, hedgerows and fencing. Site has road frontage to Bridge Rd, Floyer Lane and Benthall Lane vehicle access currently off Bridge Rd. Cycle and pedestrian access via same routes.	Mixed agricultural and residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However 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 topography of the site will require careful consideration. The site is located within the gap between Broseley and Benthall, this will require careful consideration. Discussion will be needed with environmental agencies, and Coal Authority regarding land conditions. Investigation and management will be required in relation to the areas subject to former mining activities. The site is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 250m of 2 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 30m of TPO 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 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 300m of Grade 2 listed buildings so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 adjacent to but outside settlement 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 management of any physical, heritage and environmental constraints present. For instance the topography of the site will require careful consideration. The site is located within the gap between Broseley and Benthall, this will require careful consideration. Discussion will be needed with environmental agencies, and Coal Authority regarding land conditions. Investigation and management will be required in relation to the areas subject to former mining activities. The site is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 250m of 2 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 30m of TPO 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 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 300m of Grade 2 listed buildings so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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. Appropriate buffers of adjacent development required.
BRO032	West of Floyer Lane, Broseley	Broseley	2.36	71	0.94	Greenfield site outside and removed from Broseley development boundary. Site currently in use for rough grazing and informal recreation. Site is bounded mostly by agricultural land with small boundary with Bentlands estate development on S corner; and top E with Hilltop Cottage and Floyer Hall. Boundaries clearly defined by established hedgerows and mature trees. In N corner of site remains of redundant farm buildings or possible mining related buildings. Site does not have a road frontage or apparent vehicle access - Floyer Lane is unsuitable for vehicles past Floyer Hall.	Mostly agricultural with some residential development	Not Suitable	The site is separated from the development boundary 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 or obvious point for vehicular access. The site may however have long term potential as part of a wider development with access provided through an adjacent site, subject to management of any physical, heritage and environmental constraints. For instance the suitability of any access to and into the site would be subject to highway approval. The site is located within the gap between Broseley and Benthall and projects into the countryside, this will require careful consideration. Consultation with the Environment Agency and Coal Authority will be required regarding land conditions. The site is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Site is within 250m of 2 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Part of the site is also 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 Grade 2 listed buildings so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 separated from the development boundary 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 or obvious point for vehicular access. The site may however have long term potential for other employment uses, as part of a wider development with access provided through an adjacent site, subject to management of any physical, heritage and environmental constraints. For instance the suitability of any access to and into the site would be subject to highway approval. The site is located within the gap between Broseley and Benthall and projects into the countryside, this will require careful consideration. Consultation with the Environment Agency and Coal Authority will be required regarding land conditions. The site is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Site is within 250m of 2 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Part of the site is also 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 Grade 2 listed buildings so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
BRO033	Adj. The Bayliffe's House off Spot Lane, Broseley	Broseley	0.28	8	0.11	Small parcel on W edge of settlement. Currently no discernible use - scrub woodland vegetation with some mature trees on boundaries; no obvious agricultural use maybe some informal amenity use. Outside development boundary but separated by residential properties on Spout Lane and Bridge rd. Within conservation area and in close proximity to Work House Meadows and The Mines Local Wildlife Sites and Benthall Edge Wood Ancient Woodland. Boundary to S with Spout Lane residential properties; boundary to W ancient woodland and LWS; to E with access drive to Bayliffe's House. Road frontage and access onto Spout Lane only; pedestrian access via Spout Lane only no pavements. Boundaries clearly defined to E, by LWS and woodland, to S by residential properties to W by access drive but to north appears arbitrary.	Woodland and residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance discussion will be needed with highway authority about vehicle access and environmental agencies, and Coal Authority regarding land conditions. The suitability of highway access is subject to highway approval. The site is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. The site is within 250m of 3 Local Wildlife Sites, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 30m of a Veteran Tree/ tree protected by a Tree Preservation Order so 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 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 500m of a World Heritage Sites, so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 300m of Grade 2 listed buildings so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 adjacent to but outside settlement 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 management of any physical, heritage and environmental constraints present. For instance discussion will be needed with highway authority about vehicle access and environmental agencies, and Coal Authority regarding land conditions. The suitability of highway access is subject to highway approval. The site is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. The site is within 250m of 3 Local Wildlife Sites, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 30m of a Veteran Tree/ tree protected by a Tree Preservation Order so 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 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 500m of a World Heritage Sites, so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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	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
BRO031	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 part of the site is within a Conservation Area and has a complex topography. The site is also located within the gap between Broseley and Benthall which requires careful 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; 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 investigation and management of former mining activities; and proximity to heritage and environmental 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. 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 part of the site is within a Conservation Area and has a complex 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; 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 investigation and management of former mining activities; and proximity to heritage and environmental assets. The site is also located within the gap between Broseley and Benthall which requires careful consideration. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BRO032	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; projects into the countryside; and lacks a vehicle access and road frontage. The site is also located within the gap between Broseley and Benthall which requires careful consideration.	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; projects into the countryside; and lacks a vehicle access and road frontage. The site is also located within the gap between Broseley and Benthall which requires careful consideration.
BRO033	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 those arising from potential impact on adjacent environmental and heritage assets, and 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 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 those arising from potential impact on adjacent environmental and heritage assets, and satisfactory highway access. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment 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
BRO034	Adj. Brook Cottage, 4 Bridge Rd, Broseley	Broseley	0.21	6	0.08	Small greenfield site within development boundary. Currently in use as garden land (so; ancillary residential) of Brook Cottage. Site includes numerous mature trees internally and forming boundaries with adjoining properties. Site is surrounded by residential properties and has road frontage and vehicle access to Bridge St to W.	Gardens and residential properties	Currently Suitable - Subject to Further Detailed Assessment	Within development boundary so site suitable for development. Discussion will be needed with highway authority about vehicle access and Coal Authority regarding land conditions. 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. The site is within 250m of 3 Local Wildlife Sites, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 30m of a Veteran Tree/ tree protected by a Tree Preservation Order so 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 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 proximity of a World Heritage Site and a number of listed buildings so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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	Within development boundary so site suitable for development. The employment uses would need to complement surrounding uses, they are therefore likely to be limited to office based employment. Discussion will be needed with highway authority about vehicle access and Coal Authority regarding land conditions. Site is within 500m of ancient woodland so 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. 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. The site is within 250m of 3xLWS 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 30m of a Veteran Tree/ tree protected by a Tree Preservation Order so 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 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 500m of WHS so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
BRO035X	Land off Chapel Lane, Broseley	Broseley	0.11	N/A	N/A						
BRO036	Land off Avenue Road, Broseley	Broseley	6.82	205	2.73	Large greenfield site outside but adjacent to development boundary. Site currently in agricultural use for arable/fodder crops and grazing. Site has road frontage and vehicle access off Avenue Rd on NW boundary of site and to Pound La/Caughley Rd on SW boundary. Pedestrian and cycle access via Avenue Rd or Spout Lane to existing established network. Boundaries of site are clearly defined by mature trees and established hedgerows except on SE boundary which appears to be arbitrary line across existing fields. Site is crossed by 5 set of overhead power lines with at least 2 sets of 400kv lines.	Agricultural and residential. Site is bounded to W and S by agricultural land. To the N planning permission has been granted for a mixed residential and employment development. To the E is an existing residential estate development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance discussion will be needed with highway authority about vehicle access and environmental agencies, and Coal Authority regarding land conditions. Overhead power lines will require due consideration. 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. 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 adjacent to but outside settlement 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 management of any physical, heritage and environmental constraints present. For instance discussion will be needed with highway authority about vehicle access and environmental agencies, and Coal Authority regarding land conditions. Overhead power lines will require due consideration. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
BRO037	Land west of Bridgnorth Road, Broseley	Broseley	1.02	31	0.41	Greenfield site outside but adjacent to development boundary on SW edge of town. Current use of site is not clear maybe used for rough grazing and informal recreation. Site is bounded by residential development to N, S and E and further agricultural land to W. Site boundaries are clearly defined by adjacent residential properties to N, S, and E; however W boundary appears to be arbitrary line across field with no discernible definition. Site is bisected by 2 sets overhead power lines 1 of 400kv and also contains many established trees. Site does not have road frontage and vehicle access is via track on N boundary to Bridgnorth Rd pedestrian and cycle access via same.	Residential and agricultural	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance discussion and management of overhead power lines on the site is required. The ability to provide a satisfactory highway access is subject to highway approval. Discussion will be needed with the Coal Authority regarding land conditions. Appropriate investigation and management of ground conditions will be required. The site is within 250m of a Local Wildlife Site - Fiery Fields, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of conservation area and listed buildings so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 adjacent to but outside settlement 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 management of any physical, heritage and environmental constraints present. For instance discussion and management of overhead power lines on the site is required. The ability to provide a satisfactory highway access is subject to highway approval. Discussion will be needed with the Coal Authority regarding land conditions. Appropriate investigation and management of ground conditions will be required. The site is within 250m of a Local Wildlife Site - Fiery Fields, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of conservation area and listed buildings so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 proximity of residential dwellings, therefore appropriate buffering will be required.
BRO038	Adjacent to the Cemetery, Broseley	Broseley	0.33	10	0.13	Greenfield site outside but adjacent to development boundary. Currently in agricultural use for rough grazing. Site is bounded by cemetery to N and W and by residential land and Ironbridge Rd to E and Mines Meadow estate development to S. Boundaries are clearly defined on ground by established trees and hedgerows. Road frontage and vehicle access to Ironbridge Rd; pedestrian and cycle access via same.	Residential, agricultural and cemetery	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance discussion will be needed with the highway authority about vehicular access. The site within 250m of Haycorp 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 30m of veteran tree/TPO so 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. Site is within 300m of conservation area and listed buildings so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 adjacent to but outside settlement 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 management of any physical, heritage and environmental constraints present. For instance discussion will be needed with the highway authority about vehicular access. The site within 250m of Haycorp 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 30m of veteran tree/TPO so 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. Site is within 300m of conservation area and listed buildings so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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. Proximity to the cemetery will mean the mix of uses, layout and buffering will need to complement this use. Proximity to the cemetery will mean any employment use and buffering will need to complement this use.

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
BRO034	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.	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 development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically potential impacts on environmental and heritage assets. If suitable mitigation of this identified constraint were possible, the sites 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. 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 limited appropriate employment development. 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. The sites suitability is subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically potential impacts on environmental and heritage assets. The employment uses would need to complement surrounding uses, they are therefore likely to be limited to office based employment. If suitable mitigation of this identified constraint were possible, the sites 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); the outcome of a visual impact and landscape sensitivity assessment; and confirmation of the sites 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.
BRO035X											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.
BRO036	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.	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 overhead power lines, ground conditions as a result of previous mining and industrial operations, potential impacts on heritage and environmental assets, traffic impact on local roads and junctions. 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; achievable; and viable (subject to any further necessary viability assessment). However the site is only suitable for employment which is considered to be 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. Such constraints include overhead power lines, ground conditions as a result of previous mining and industrial operations, potential impacts on heritage and environmental assets, traffic impact on local roads and junctions. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BRO037	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 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 overhead power lines, ground conditions, satisfactory access and potential impact on environmental and 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. However the site is only suitable for employment which is considered to be 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 overhead power lines, ground conditions, satisfactory access and potential impact on environmental and heritage assets. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BRO038	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 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 proximity to cemetery, satisfactory highway access, and potential impacts on environmental and 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. However the site is only suitable for employment which is considered to be 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 proximity to cemetery, satisfactory highway access, and potential impacts on environmental and heritage assets. 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
BRO039	Land east of Dark Lane, Broseley	Broseley	6.23	187	2.49	Large greenfield site to E of Dark Lane opposite Broseley Primary School outside current development boundary. Currently 3 agricultural fields currently used for hay/silage crops. Access directly onto Dark Lane. Site subdivided by existing established managed hedgerow. Boundaries defined to N and S by existing hedgerows, no clear boundaries at all to E; to W boundary with Dark Lane. Site slopes downward from S to N. Site bounded by Dark Lane, Primary School, and residential estate development to W; by residential properties to N and agricultural land to S and E.	Residential and agricultural	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However 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 ability to provide a suitable highway access is subject to highway approval. The site is within 250m of Haycorp Local Wildlife Sites 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. 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 World Heritage Site, so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 adjacent to but outside settlement 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 management of any physical, heritage and environmental constraints present. For instance the ability to provide a suitable highway access is subject to highway approval. The site is within 250m of Haycorp Local Wildlife Sites 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. 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 World Heritage Site, so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
BRO040	Coalport Road	Broseley	1.47	44	0.59	Green field outside but adjacent to the development boundary on the eastern edge of the settlement, to the south of Coalport road. Currently used for grazing/pasture. The site falls roughly down to the east, with the eastern boundary delineated by a post and rail fence; N, S and W boundaries comprised 'gappy' hedgerows and scattered mature trees. Site is bounded by further farmland to S and W and residential estate development to E and N. Site has road frontage and onto Coalport road but current vehicle access appears to be from Rough Lane (single track, unpaved access track) to S. Cycle and pedestrian access via Coalport Rd and Rough Lane to existing established network.	Agricultural and residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is adjacent to but outside settlement boundary so is not currently suitable in policy terms. However 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 ability to provide a suitable highway access is subject to highway approval. The site is also within 300m of Grade 2 Listed Building so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 adjacent to but outside settlement 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 management of any physical, heritage and environmental constraints present. For instance the ability to provide a suitable highway access is subject to highway approval. The site is also within 300m of Grade 2 Listed Building so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
BRO041	Land at Coalport Road, Broseley	Broseley	3.09	93	1.24	The site consists of two agricultural fields located between Coalport Road and residential properties on Rough Lane.	Surrounding character is predominantly agricultural with a row of dwellings to the north and south of the site.	Not Suitable	The site is located outside and detached from the development boundary by an adjacent agricultural field. Therefore residential development is contrary to policy. Furthermore as the site is separated from the development boundary and built form of the settlement, it does not have long term potential for open market residential development. The site in combination with the adjacent field may have some long term potential subject to appropriate policy changes and management of any physical, heritage and 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 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 and detached from the development boundary by an adjacent agricultural field. As such employment development is limited to small scale rural enterprise and diversification schemes. As the site is separated from the development boundary and built form of the settlement, in isolation it does not have long term potential for other forms of employment development. However, the site in combination with the adjacent field may have some 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 ability to provide an appropriate access to and into the site 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.
SLC002	Land at the Cottage, Calcott Lane, Calcott	Calcott near Shrewsbury	2.54	76	1.02	The site consists of a series of small agricultural fields, a wooded area and a large rural dwelling. Boundaries are primarily hedgerow boundaries.	Residential to the north, agricultural and woodland to south, east and west.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
SLC003	Calcott Lane, Calcott	Calcott near Shrewsbury	0.70	21	0.28	The site consists of one whole and part of a second agricultural field located to the south of Calcott. Boundaries are primarily agricultural field boundary, apart from that which divides the second agricultural field.	Residential to the north-west, agricultural and woodland to north-east, east, south and south-west.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

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
BRO039	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	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 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 satisfactory highway access, and potential impacts on environmental and 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. However the site is only suitable for employment which is considered to be 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; 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 satisfactory highway access, and potential impacts on environmental and heritage assets. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BRO040	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	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 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 and provision of satisfactory highway 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	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is only suitable for employment which is considered to be 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 potential impact on heritage assets and provision of satisfactory highway access. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
BRO041	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	Viability	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	Viability	The site was represented/considered 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 available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is located outside the development boundary, therefore residential development is contrary to policy. Furthermore as the site is separated from the development boundary and built form of the settlement, it does not in isolation have long term potential for open market residential development.	Rejected	The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However as the site is located outside the development boundary, suitable forms of employment are limited to small scale rural enterprise and diversification schemes. Furthermore as the site is separated from the development boundary and built form of the settlement, in isolation it does not in isolation have long term potential for other forms of employment development.
SLC002	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 not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
SLC003	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 not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

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
CST001	Church Stretton Car Sales, Burway Road, Church Stretton	Church Stretton	0.09	5	0.04	Site located within Church Stretton. In use as car repair centre with associated parking to the front. Boundaries comprise Dentist to the west, Burway Road to the north, Crown Carpets to the east and residential to the south.	This is a site within the town centre and the surroundings are entirely urban in character.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the development boundary of the settlement so residential development is acceptable in principle subject to material considerations. development in relation to this matter, subject to acceptable safeguarding. 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 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. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Furthermore the site is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 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 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. 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 within the development boundary of the settlement so employment development is acceptable in principle subject to material considerations. 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 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. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Furthermore the site is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CST002	Crown Carpets, Burway Road, Church Stretton	Church Stretton	0.07	5	0.03	Site located within Church Stretton. In use as a carpet shop with associated parking to the front.	This is a site within the town centre and the surroundings are entirely urban in character.	Currently Suitable - Subject to Further Detailed Assessment	Site is within the development boundary of Church Stretton so is suitable subject to material considerations. 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 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. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Furthermore the site is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 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 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. 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 within the development boundary of Church Stretton so is suitable subject to material considerations. 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 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. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Furthermore the site is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CST003	North of nature reserve on A49, Church Stretton	Church Stretton	3.26	98	1.31	This is a linear site between the A49 and railway line to the north of Coppice Leasowes Local Nature Reserve. It is in agricultural use.	Rural in nature. The Shrewsbury to Hereford rail line forms the western boundary and the A49 the eastern boundary but beyond this, the land is in agricultural use.	Not Suitable	The site is outside the settlement development boundary in an isolated location. Consequently open market residential development on the site would currently be contrary to policy. Additionally, the site is separated from the built form of the settlement; the ability to provide an access unclear - the suitability of any access would be dependent on highway approval. Approximately 1/3 of the site is located within flood zone 2 and/or 3.	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. Additionally, the site is separated from the built form of the settlement; the ability to provide an access unclear - the suitability of any access would be dependent on highway approval. Approximately 1/3 of the site is located within flood zone 2 and/or 3.
CST004	South West of the Church Way Business Centre, Church Stretton	Church Stretton	1.14	34	0.46	The site is adjacent to the A49, south of the centre of the town. This is a long thin rectangular site between the road and the railway.	The A49 to the east, railway to the west, residential and the Church Way business centre to the north (including the Continental Fires site) 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, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance there is uncertainty as to whether the site has a road frontage. The suitability of vehicular access to the site is subject to highway approval. The site is located within the 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is 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. The site is within proximity of a scheduled monument and 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. 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 there is uncertainty as to whether the site has a road frontage. The suitability of vehicular access to the site is subject to highway approval. The site is located within the 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is 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. The site is within proximity of a scheduled monument and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
CST001	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	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 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. The sites suitability for development is subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically its location within the AONB and a Conservation Area. If no significant adverse impacts on this asset was identified or if suitable mitigation is possible, 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.	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. The site is however considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically its location within a Conservation Area and the AONB. If no significant adverse impacts on this assets was identified or if suitable mitigation is possible, 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.
CST002	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	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 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. The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically its location within a Conservation Area and the AONB. If no significant adverse impacts on this assets was identified or if suitable mitigation is possible, 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.	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. The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically its location within a Conservation Area and the AONB. If no significant adverse impacts on this assets was identified or if suitable mitigation is possible, 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.
CST003	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; their representatives; and any further necessary viability assessment work. 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 separated from the built form of the settlement; the ability to provide an access is unclear - the suitability of any access would be dependent on highway approval.	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 separated from the built form of the settlement; the ability to provide an access is unclear - the suitability of any access would be dependent on highway approval.
CST004	Availability Unknown	The site was represented during the SAMDev Site Allocations process for a relevant use, however it is unclear from this promotion whether 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 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	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 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 viable and achievable (subject to any further necessary viability assessment). The sites availability is unknown, where necessary, this will be informed by further discussions with landowners; 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. 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. 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. Where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However the site is only suitable for employment which is considered to be 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. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment 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
CST005	Land at Brockhurst, Church Stretton	Church Stretton	0.74	22	0.30	This is an irregularly shaped field to the south of the town centre between the railway line and Cross Bank. It lies just to the north of Brockhurst Castle, a Scheduled Monument.	Predominantly agricultural, with some woodland to the north and west, along with residential.	Not Suitable	The site is separated from the development boundary and the built form of the settlement. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Additionally, the current access to the site passes through Flood Zone 3 so the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.	Not Suitable	The site is separated from the development boundary and the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. Additionally, the current access to the site passes through Flood Zone 3 so the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.
CST006	Land at Gaerstones Farm, Sandford Avenue, Church Stretton	Church Stretton	2.10	63	0.84	This site comprises fields in agricultural use (grazing). It lies at the eastern extremity of Church Stretton, off Sandford Avenue as it leaves the town towards Hope Bowdler.	Mainly agricultural with woodland to the north and some residential on the other side of Sandford Avenue (B4371).	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. 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 within 500m of Ancient Woodland. 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. 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. The site is adjacent to a Conservation Area and 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. The site contains and is within proximity of one or more 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. 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 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. 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 within 500m of Ancient Woodland. 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. 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. The site is adjacent to a Conservation Area and 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. The site contains and is within proximity of one or more 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CST007	Hazler Hill Farm, Hazler Road, Church Stretton	Church Stretton	1.14	34	0.46	The site lies off Hazler Road on a slight bend in the road, towards the top of the hill and is adjacent to the development boundary. Established woodland in the west of the site, grades eastward to an area of scrub encroachment on grazing land.	Surrounding area is urban fringe in character. Hazler Road lies to the north, with residential land to the east, rough grazing to the south and a mix of woodland and residential 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 the adverse topography of the site may restrict development upon it. 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. The site is within 500m of Ancient Woodland. 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. The site is adjacent to a Conservation Area and within 300m of a Grade II 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. 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 adverse topography of the site may restrict development upon it. 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. The site is within 500m of Ancient Woodland. 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. The site is adjacent to a Conservation Area and within 300m of a Grade II 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.
CST008	Land at Woodbank House, Church Stretton	Church Stretton	0.38	11	0.15	Adjacent to the A49 and south of the town centre. This site is next to the Churchway Business Centre and between the A49 and the railway. It includes Woodbank House and grounds and extends northwards to the footpath running down to the railway line.	The Street Meadow affordable housing exception site development lies to the north, the A49 to the east, the Continental Fires site (CSTR013) to the south and the railway line to the east.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the Church Stretton development boundary so the principle of development is accepted. 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. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. 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. 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. The site is adjacent to 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. 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 within the Church Stretton development boundary so the principle of development is accepted. 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. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. 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. 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. The site is adjacent to a Conservation Area and 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.
CST009	Land at Trevor Hill, Church Stretton	Church Stretton	0.23	7	0.09	The site is located west of the A49, north of the town centre and adjacent to the Church Stretton Golf Club course. This is a small square site in an elevated position to the west of Links Road/Trevor Hill. Access is by a footpath called Rabbit Burrow which continues out to Cwmdale, one of the steep Long Mynd batch valleys. The site comprises mature woodland.	Woodland lies to the north, east and south with the golf course to the west.	Not Suitable	The site is located outside of the settlement development boundary and separated from the built form of the development by an extensive wooded area subject to TPO. Consequently open market residential development on the site would currently be contrary to policy. Furthermore the site comprises a mature woodland which is subject to TPO and is surrounded by further woodland subject to TPO to its north, east and south. The site has poor vehicular and pedestrian access and is steeply sloped and elevated. Consequently the site is inappropriate for development.	Not Suitable	The site is located outside of the settlement development boundary and separated from the built form of the development by an extensive wooded area subject to TPO. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore the site comprises a mature woodland which is subject to TPO and is surrounded by further woodland subject to TPO to its north, east and south. The site has poor vehicular and pedestrian access and is steeply sloped and elevated. Consequently the site is inappropriate 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
CST005	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 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	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, viable and achievable (subject to any further necessary viability assessment). However, the site is not suitable for development as it is in an isolated location and the access route passes through Flood Zone 3 so the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.	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 in an isolated location and the access route passes through Flood Zone 3 so the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.
CST006	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 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.	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, although at some distance. 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: location with the AONB; proximity of Ancient Woodland; proximity to a Wildlife Site; proximity to a Conservation Area and proximity to 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 though these are located at some distance. However the site is only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the 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: location with the AONB; proximity of Ancient Woodland; proximity to a Wildlife Site; proximity to a Conservation Area and proximity of a Listed Building.
CST007	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 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	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, viable, achievable. 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, although these are some distance from 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: location within an AONB; proximity to Ancient Woodland; proximity to a Conservation Area; proximity to a Grade II 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, although these are some distance away. However the site is only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the 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: location within an AONB; proximity to Ancient Woodland; proximity to a Conservation Area; proximity to a Grade II Listed Building.
CST008	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	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 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 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 development. 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
CST009	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	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 (subject to any further necessary viability assessment), achievable and available. Where necessary, these issues will be informed by further discussions with landowners and their representatives. 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 considered suitable in the longer term as it has poor pedestrian and vehicular access, is heavily wooded (TPO woodland); is surrounded by further woodland subject to TPO to its north, east and south; is steeply sloped and elevated. Consequently the site is inappropriate 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. However, the site is not suitable for development as it has poor pedestrian and vehicular access, is heavily wooded (TPO status); is separated from the built form of the development by an extensive wooded area subject to TPO protection; is surrounded by further woodland subject to TPO protection to its north, east and south; is steeply sloped and elevated. Consequently the site is inappropriate 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
CST010	Land at Rabbit Burrow, Trevor Hill, Church Stretton	Church Stretton	2.66	80	1.06	The site comprises mature woodland in an elevated location. It consists of a small thin section to west of Trevor Hill and a mushroom shaped site to the north. Access to the northern section is via a footpath called Rabbit Burrow which continues out to Cwmdale, one of the steep Long Mynd batch valleys. Only the middle, rectangular part of the site is adjacent to the development boundary.	The site lies on the boundary between existing residential development and the Long Mynd. Land to the north and west has high environmental quality and is used for both formal (golf course) and informal recreation.	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, much of the site is heavily wooded and all except the southern element of the site is covered by a Group TPO. The site is thus considered unsuitable.	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. Additionally, much of the site is heavily wooded and all except the southern element of the site is covered by a Group TPO. The site is thus considered unsuitable.
CST011	Land off Burway Road, Church Stretton	Church Stretton	1.83	55	0.73	This is a narrow strip of land between the existing houses on Burway Road and Rectory Wood. It is the site comprises rough grassland (formerly grazed by horses) with scattered mature trees.	This is an edge of settlement location. Woodland lies to the south and the Long Mynd to the west with residential to the north 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 site is entirely 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 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 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. There are trees protected by TPOs both within the site and in proximity. 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 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 500m of Ancient Woodland. 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 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 entirely 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 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.
CST012X	Land at the edge of Rectory Field off Burway Road	Church Stretton	0.17	N/A	N/A						
CST013	Land at Tiger Hall, Church Stretton	Church Stretton	3.85	115	1.54	The majority of the site is wooded but the eastern part has some areas of tall rough grassland. The site lies on the slopes of the Long Mynd at some distance from the town centre.	Essentially rural with the Long Mynd and woodland to the west, Rectory Wood to the north and east and isolated residential to the south.	Not Suitable	The site is located outside and distant from 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 an identified natural/semi-natural open 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 site is also separated from the built form of the settlement; has access constraints; is a sloping site; contains an area of Ancient Woodland; has limited vehicular and pedestrian access; is steeply sloping; and is located within a conservation area - the openness of this site is considered to offer a significant contribution to the character of this conservation area.	Not Suitable	The site is located 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 is an identified natural/semi-natural open 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 site is also separated from the built form of the settlement; has access constraints; is a sloping site; contains an area of Ancient Woodland; has limited vehicular and pedestrian access; is steeply sloping; and is located within a conservation area - the openness of this site is considered to offer a significant contribution to the character of this conservation area.
CST014	Land off Cunneery Road, Church Stretton	Church Stretton	0.46	14	0.18	The site feels remote from the town, being accessed via a steeply winding road. The site is a semi-formal landscape, being laid out as a small golf course. It lies within a more natural landscape of steeply wooded slopes and is at the end of a quiet and secluded road.	The surrounding area is almost rural in character despite being semi-continuous with the town. Some housing to the west, Allen Coppice woodland to the south, the Long Mynd Hotel to the east and Cunneery Lane to the north.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside and separated from the settlement development boundary. Consequently it is in the countryside for policy purposes and 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 confirmation of the ability to provide safe access to and into the site. The site is also 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. The site contains a group TPO and the site boundary is within 30m of two other group TPOs. Development is subject to an assessment of impact on these protected trees in order to demonstrate 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 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 500m of Ancient Woodland. 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. 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 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside of the settlement development boundary, albeit still within 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 confirmation of the ability to provide safe access to and into the site. The site is also 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. The site contains a group TPO and the site boundary is within 30m of two other group TPOs. Development is subject to an assessment of impact on these protected trees in order to demonstrate 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 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 500m of Ancient Woodland. 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. 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 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.

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
CST010	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 achievable and viable (subject to any further necessary viability assessment). It is unknown whether the site is available - where necessary, these issues 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 the countryside where open market residential development is currently contrary to policy. Additionally the site is not considered suitable in the longer term as much of its developable area is heavily wooded and covered by a Group TPO. It is unlikely that it will be possible to develop the site without causing significant adverse effects on these protected trees.	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 much of its developable area is heavily wooded and covered by a Group TPO. It is unlikely that it will be possible to develop the site without causing significant adverse effects on these protected trees.
CST011	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; 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: location within an AONB; presence of trees subject to TPOs on site and within 30m of the site boundary; proximity to the Long Mynd SSSI; proximity to Ancient Woodland; location within a Conservation Area and proximity to several 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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the 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: location within an AONB; presence of trees subject to TPOs on site and within 30m of the site boundary; proximity to the Long Mynd SSSI; proximity to Ancient Woodland; location within a Conservation Area and proximity to several Listed Buildings.
CST012X											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.
CST013	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 (subject to any further necessary viability assessment) and achievable. The sites 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 although it lies close to the built form of the town it is not adjacent to the development boundary. It is thus in the countryside for policy purposes where open market residential development is currently contrary to policy. Furthermore, the majority of the site is an identified natural/semi-natural open 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. Additionally the site contains an area of Ancient Woodland; has limited vehicular and pedestrian access; is steeply sloping; and is located within a Conservation Area and the openness of this site is considered to offer a significant contribution to the character of this conservation area.	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 although it lies close to the built form of the town it is not adjacent to the development boundary. It is thus in the countryside for policy purposes where open market residential development is currently contrary to policy. Furthermore, the majority of the site is an identified natural/semi-natural open 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. Additionally the site contains an area of Ancient Woodland; has limited vehicular and pedestrian access; is steeply sloping; and is located within a Conservation Area and the openness of this site is considered to offer a significant contribution to the character of this conservation area.
CST014	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	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.	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). 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 although it is within the built form of the settlement it is located in open countryside for policy purposes consequently open market residential development is contrary to policy. Furthermore, the site is subject to a physical; environmental; or heritage constraint and the site's suitability is subject to appropriate assessment and management of any impacts on these. Specifically: location within the Shropshire Hills AONB; location within a Conservation Area; part of a Group TPO within the site boundary; proximity to two other Group TPOs: proximity to a SSSI; proximity to Ancient Woodland and proximity to a Listed Building. If suitable mitigation of these identified constraints 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. 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 only suitable for employment which is considered to be 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; location within the Shropshire Hills AONB; location within a Conservation Area; part of a Group TPO is within the site boundary; proximity to two other Group TPOs: proximity to a SSSI; proximity to Ancient Woodland and proximity to a Listed Building. If suitable mitigation of these identified constraints were possible, the sites development potential for other forms of employment 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.

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
CST015	Land fronting Ludlow Road, Church Stretton	Church Stretton	0.44	13	0.18	This is a very steeply sloping wooded site with a natural feel.	Residential to the west, south and east and wooded to the north (grounds of the Long Mynd Hotel).	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 covered by a group TPO which is contiguous with a much larger group TPO to the north. It is unlikely to be possible to develop the site without causing significant adverse effects on these protected trees and the site is thus considered unsuitable.	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. The site is also covered by a group TPO which is contiguous with a much larger group TPO to the north. It is unlikely to be possible to develop the site without causing significant adverse effects on these protected trees and the site is thus considered unsuitable.
CST016X	Adj. Ringing Stones, Cunneery Road	Church Stretton	0.14	N/A	N/A						
CST017	The Fire Station, BT Building and Police Station, Sandford Avenue, Church Stretton	Church Stretton	0.26	8	0.11	This site houses the police and fire stations. It is urban in character.	Urban in nature with shops and houses. The site fronts one of the main streets in the town.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the settlement development boundary so would be suitable subject to a potential restriction of developable area as around 40% of the site is in Flood Zones 2 and/or 3. The area of the site subject to this flood risk is not suitable as it 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. The following other material consideration will also need to be taken into account: part of 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 also within the Shropshire Hills AONB. Major development of this site is subject to an assessment of impact on the special qualities of the 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 boundary is within 30m of a Group TPO. 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 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. 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 so would be suitable subject to a potential restriction of developable area as around 40% of the site is in Flood Zones 2 and/or 3. The area of the site subject to this flood risk is not suitable as it 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. The following other material consideration will also need to be taken into account: part of 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 also within the Shropshire Hills AONB. Major development of this site is subject to an assessment of impact on the special qualities of the 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 boundary is within 30m of a Group TPO. 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CST018	Land adj. Railway at World's End, Church Stretton	Church Stretton	13.83	415	5.53	This is a large site in low intensive agricultural use containing some workshops at the south-eastern corner. It is low lying and prone to flooding.	Land to the north is in residential use and urban in character. To the east the site is bordered by the Crewe to Hereford railway line. A cemetery lies to the south whilst the land rises steeply in the east to form the knoll with Brockhurst Castle on it.	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 element of the site most associated with the existing built form of the settlement is located within flood zones 2 and/or 3 (approximately 50% of the site). Additionally, the access to 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 flood risk can be mitigated; and it will not increase flood risk elsewhere.	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 element of the site most associated with the existing built form of the settlement is located within flood zones 2 and/or 3 (approximately 50% of the site). Additionally, the access to 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 flood risk can be mitigated; and it will not increase flood risk elsewhere.
CST020	Land NW of Gaerstone Farm, Church Stretton	Church Stretton	4.02	121	1.61	This is mostly agricultural land with a linear area of established woodland along the Sandford Avenue boundary. Despite the presence of housing on the opposite side of Sandford Avenue, the site feels remote from the town centre and owes most of its character to the adjacent woodland and open slopes on Helmeth Hill.	The site is on the eastern edge of Church Stretton and lies some distance from the town centre. The surrounding area is essentially rural in character with Helmeth Wood to the north, agricultural land to the east, Sandford Avenue to the south and The Leasowes house 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 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. The site contains trees protected by a TPO and there are other TPOs adjacent to the site in the north and west. 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 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. 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. Part of 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 within 300m of a 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. 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. 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 contains trees protected by a Tree Preservation Order and there are other TPOs adjacent to the site in the north and west. 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 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. 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. Part of 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 within 300m of a 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.

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
CST015	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 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. Additionally, the site is entirely covered by a Group TPO which is contiguous with a much larger Group TPO to the north. It is unlikely to be possible to develop the site without causing significant adverse effects on these protected trees and the site is thus considered unsuitable.	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 entirely covered by a Group TPO which is contiguous with a much larger Group TPO to the north. It is unlikely to be possible to develop the site without causing significant adverse effects on these protected trees and the site is thus considered unsuitable.
CST016X											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.
CST017	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 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 considered suitable subject to the 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: location of part of the site within Flood Zones 2 and/or 3; location within a Conservation Area; location within the Shropshire Hills AONB; proximity to trees protected by a TPO. If no significant adverse impacts on these constraints are identified or if suitable mitigation is possible, 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.	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. 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 considered suitable subject to the 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: location of part of the site within Flood Zones 2 and/or 3 and location within a Conservation Area. If no significant adverse impacts on the Conservation Area were identified or if suitable mitigation is possible, 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.
CST018	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.	Achievable	Viability	The site was promoted during the SAMDev 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 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 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. Additionally the site is not currently suitable for development as the only access as well as approximately 50% 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 flood risk can be mitigated; and it will not increase flood risk elsewhere.	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 the only access as well as approximately 50% 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 flood risk can be mitigated; and it will not increase flood risk elsewhere.
CST020	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 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.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered viable and achievable (subject to any further necessary viability assessment) and available. 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 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: location within the Shropshire Hills AONB; presence of a Group TPO within the site; proximity to other TPOs; proximity to Ancient Woodland; proximity to a Wildlife Site; location within a Conservation Area and proximity to 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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the 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: location within the Shropshire Hills AONB; presence of a Group TPO within the site; proximity to other TPOs; proximity to Ancient Woodland; proximity to a Wildlife Site; location within a Conservation Area and proximity to a Listed Building.

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
CST021	Snatchfield Farm, Snatchers Lane, Church Stretton	Church Stretton	4.25	128	1.70	The site comprises a large open field used for grazing.	The site is surrounded by existing residential development on three sides (west, north and east). To the south, agricultural land leads up the partly wooded slope of Hazler 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. 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 part of the site slopes which may reduce development capacity. The ability to provide an appropriate access to the site is subject to highway approval. 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. The site is within 500m of Ancient Woodland 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. 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. 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 within 300m of a Conservation Area. 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. 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 part of the site slopes which may reduce development capacity. The ability to provide an appropriate access to the site is subject to highway approval. 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. The site is within 500m of Ancient Woodland 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. 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. 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 within 300m of a Conservation Area. 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.
CST023	Bank House Land, Longhills Road, Church Stretton	Church Stretton	0.37	11	0.15	The site comprises the well wooded garden of The Bank House.	The site is within the development boundary and the surrounding character is residential in nature. The War Memorial is on land to the west.	Not Suitable	The site is within the Church Stretton development boundary so the principle of development is accepted subject to material considerations. However, the whole of the site is covered by a Group TPO and it is unlikely to be possible to develop the site without causing significant adverse effects on these protected trees and the site is thus considered unsuitable.	Not Suitable	The site is within the Church Stretton development boundary so the principle of development is accepted subject to material considerations. However, the whole of the site is covered by a Group TPO and it is unlikely to be possible to develop the site without causing significant adverse effects on these protected trees and the site is thus considered unsuitable.
CST026	Land at Trefnant, Church Stretton	Church Stretton	0.70	21	0.28	This is a well wooded site which forms part of the garden to Trefnant.	The site is adjacent to Rectory Wood and Field, a Shropshire Council outdoor recreation site. Land to the east and south is in residential use whilst the car park for Rectory Wood and Field lies 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 is not suitable for development as it is entirely covered by a Group TPO and is heavily wooded along Cunneery Road, restricting the ability to access the site - it is unlikely to be possible to develop the site without causing significant adverse effects on these protected trees. Furthermore, the majority of the site is an identified natural/semi-natural open 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.	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 covered by a Group TPO and is heavily wooded along Cunneery Road, restricting the ability to access the site - it is unlikely to be possible to develop the site without causing significant adverse effects on these protected trees. Furthermore, the majority of the site is an identified natural/semi-natural open 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.
CST027	Sandford Avenue, Church Stretton	Church Stretton	0.37	11	0.15	The site forms part of a larger field used for sheep grazing. Although it is adjacent to the development boundary (which runs along Sandford Avenue), it is separated from the built form of the settlement by the remainder of the field. It also lies some distance from the centre of Church Stretton and its character owes more to the surrounding countryside than to the town itself.	Land immediately to the east is in agricultural use, although The Leasowes property lies beyond this, adjacent to the larger field's boundary. Land to the north and west is in agricultural (grazing) use whilst Sandford Avenue along the southern boundary of the site separates it from 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. 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 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 covered by a Group TPO. 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 500m of Ancient Woodland. 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. 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. The site is in a Conservation Area, therefore development 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 a 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. 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 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 covered by a Group TPO. 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 500m of Ancient Woodland. 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. 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. The site is in a Conservation Area, therefore development 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 a 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.

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
CST021	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 this matter. 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: location within the Shropshire Hills AONB; proximity to Ancient Woodland; proximity to a Wildlife Site; proximity to a Group TPO and proximity to a Conservation Area.	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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the 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: location within the Shropshire Hills AONB; proximity to Ancient Woodland; proximity to a Wildlife Site; proximity to a Group TPO and proximity to a Conservation Area.
CST023	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; 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 the presence of a Group TPO on the whole site means it is unlikely to be possible to accommodate development without causing significant adverse effects on these protected trees.	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 the presence of a Group TPO on the whole site means it is unlikely to be possible to accommodate development without causing significant adverse effects on these protected trees.
CST026	Currently Available	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 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; the site is entirely covered by a Group TPO and it is unlikely to be possible to develop the site without causing significant adverse effects on these protected trees; and the majority of the site is an identified natural/semi-natural open 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.	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 in the countryside where open market residential development is currently contrary to policy; the site is entirely covered by a Group TPO and it is unlikely to be possible to develop the site without causing significant adverse effects on these protected trees; and the majority of the site is an identified natural/semi-natural open 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.
CST027	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 was submitted for development during 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 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: location within the Shropshire Hills AONB; location within a Conservation Area; presence of a Group TPO within the site; proximity to Ancient Woodland, a Wildlife Site and a Listed Building.	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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the 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: location within the Shropshire Hills AONB; location within a Conservation Area; presence of a Group TPO within the site; proximity to Ancient Woodland, a Wildlife Site and a Listed Building.

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
CST028	Land at New House Farm, Church Stretton	Church Stretton	4.31	129	1.72	The main part of the site comprises a large open field running up the slope towards Helmeth Hill. It is in agricultural use.	Land to the west, north and east is in agricultural use whilst the Battlefield housing estate lie 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 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 ability to provide an appropriate vehicular, pedestrian and cyclist access to and into the site is subject to highway approval. 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. A small part of the site is also subject to a Group 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 500m of Ancient Woodland. 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. 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. The site is within 300m of a Conservation Area and two Grade II 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. 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 vehicular, pedestrian and cyclist access to and into the site is subject to highway approval. 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. A small part of the site is also subject to a Group 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 500m of Ancient Woodland. 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. 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. The site is within 300m of a Conservation Area and two Grade II 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.
CST029	Land between Clive Avenue and Kenyon Road, Church Stretton	Church Stretton	0.95	28	0.38	The site comprises a field in agricultural use (grazing) on the edge of Church Stretton. It lies on the slopes of Ragleth Hill and is rural in character.	The site lies towards the western end of Clive Avenue and has residential development to the north. However, the woodland to the west and east and open hillslope to the south give the surrounding area a countryside character.	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 vehicular, pedestrian and cyclist access to and into the site is subject to highway approval. The site is in 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. It also contains trees protected by a Tree Preservation Order (TPO) and is within 30m of other woodlands subject to TPO. 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 500m of Ancient Woodland. 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. 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. The site also contains a small 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.	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 vehicular, pedestrian and cyclist access to and into the site is subject to highway approval. The site is in 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. It also contains trees protected by a Tree Preservation Order (TPO) and is within 30m of other woodlands subject to TPO. 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 500m of Ancient Woodland. 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. 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. The site also contains a small 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.
CST030	New House Farm, Church Stretton	Church Stretton	7.42	223	2.97	Site comprises two fields (northern and southern) linked by a track. It is mostly agricultural in character (used for grazing) and forms part of countryside to the north of Church Stretton and east of the A49. Part of the northern field is used by the Longmynd Archery Club.	Although the A49 runs to the west of the site, the surrounding character is rural in nature being largely in agricultural use. A fishing lake lies to the west of the southern part of the site.	Not Suitable	The site is not suitable for residential development as it is detached from the built form of the settlement. It is outside and detached from the development boundary. Open market residential development is therefore contrary to policy. However, there are a number of other sites promoted to the south of this site (some of which are in the same ownership), a comprehensive development in this location would mean that this site would have a greater relation with the settlement and could therefore have long term potential - although given the location of this site and its prominence on the A49, the likelihood is that employment uses would be more appropriate as part of any mix of uses within a wider development, as its location could allow for appropriate buffering. Any development would also need to address any physical, heritage and environmental constraints present, for instance the site is 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 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 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 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 Suitable	The site is located outside and detached from the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. Whilst the site in isolation is not considered suitable for other forms of employment development, there are a number of other sites promoted to the south of this site, between it and the built form of the settlement (some of which are in the same ownership), and a comprehensive development in this location would result in this site having a greater relation to the built form of the settlement and would therefore have long term potential - although given the location of this site and its prominence on the A49, the likelihood is that employment uses would be most appropriate as part of any mix of uses within a wider development, as its location could allow for appropriate buffering. Any development would also need to address any physical, heritage and environmental constraints present, for instance the site is 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 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 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 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.
CST030A	New House Farm, Church Stretton	Church Stretton	3.51	105	1.40	Site comprises an field mostly used for agricultural purposes (grazing), however part of the northern field is used by the Longmynd Archery Club. The site forms part of countryside to the north of Church Stretton and east of the A49.	Surrounding character is primarily agricultural/rural.	Not Suitable	The site is not suitable for residential development as it is detached from the built form of the settlement. It is outside and detached from the development boundary, open market residential development is therefore contrary to policy. Furthermore, approximately 10% of the site is identified as an outdoor sports facility. As such this element 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, there are a number of other sites promoted to the south of this site (some of which are in the same ownership), a comprehensive development in this location would mean that this site would have a greater relation with the settlement and could therefore have long term potential (excluding the area identified as public open space) - although given the location of this site and its prominence on the A49, the likelihood is that employment uses would be more appropriate as part of any mix of uses within a wider development, as its location could allow for appropriate buffering. Any development would also need to address any physical, heritage and environmental constraints present, for instance the site is 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 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 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 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 Suitable	The site is located outside and detached from the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, approximately 10% of the site is identified as an outdoor sports facility. As such this element 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. Whilst the remainder of the site in isolation is not considered suitable for other forms of employment development, there are a number of other sites promoted to the south of this site, between it and the built form of the settlement (some of which are in the same ownership), and a comprehensive development in this location would result in this site having a greater relation to the built form of the settlement and would therefore have long term potential - although given the location of this site and its prominence on the A49, the likelihood is that employment uses would be most appropriate as part of any mix of uses within a wider development, as its location could allow for appropriate buffering. Any development would also need to address any physical, heritage and environmental constraints present, for instance the site is 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 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 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 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.

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
CST028	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	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: location within the Shropshire Hills AONB; part of the site is subject to a TPO; proximity of the site to Ancient Woodland, a Wildlife Site, a Conservation Area and two Grade II Listed Buildings. Additionally, suitable pedestrian access would need to be provided.	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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the 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: location within the Shropshire Hills AONB; part of the site is subject to a TPO; proximity of the site to Ancient Woodland, a Wildlife Site, a Conservation Area and two Grade II Listed Buildings. Additionally, suitable pedestrian access would need to be provided.
CST029	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	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: location within the Shropshire Hills AONB; a small part of the site is within a Conservation Area; the site contains trees subject to TPO and is in close proximity to woodland covered by a TPO; proximity to Ancient Woodland and to a Wildlife 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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the 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: location within the Shropshire Hills AONB; a small part of the site is within a Conservation Area; the site contains trees subject to TPO and is in close proximity to woodland covered by a TPO; proximity to Ancient Woodland and to a Wildlife Site.
CST030	Not Currently Available - Unlikely to become so	The site has been submitted through the 'call for sites' for sports and leisure uses, with 1.1 ha promoted for offices; research & development and/or light industry. It is thus not available for residential use.	Currently Available	The site has been submitted through the 'call for sites' for sports and leisure uses, with 1.1 ha promoted for offices; research & development and/or light industry. 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	The site has been promoted during the 2017 Call for Sites for sports and leisure uses, with 1.1 ha promoted for offices; research & development and/or light industry. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there 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 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 promoted for sports and leisure uses, with 1.1 ha promoted for offices, research & development and/or light industry. It is thus not available for residential use. It is considered achievable and viable (subject to any further necessary viability assessment). However, it is outside the Church Stretton development boundary and lies some distance from the built form of the settlement in an isolated location. Consequently, the site is not suitable for residential development. However, there are a number of other sites promoted to the south of this site (some of which are in the same ownership), a comprehensive development in this location would mean that this site would have a greater relation with the settlement and could therefore have long term potential - although given the location of this site and its prominence on the A49, the likelihood is that employment uses would be more appropriate as part of any mix of uses within a wider development, as its location could allow for appropriate buffering.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is located outside and detached from the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. Whilst the site in isolation is not considered suitable for other forms of employment development, there are a number of other sites promoted to the south of this site, between it and the built form of the settlement (some of which are in the same ownership), and a comprehensive development in this location would result in this site having a greater relation to the built form of the settlement and would therefore have long term potential - although given the location of this site and its prominence on the A49, the likelihood is that employment uses would be most appropriate as part of any mix of uses within a wider development, as its location could allow for appropriate buffering.
CST030A	Not Currently Available - Unlikely to become so	The site has been submitted through the 'call for sites' for offices; research & development and/or light industry. It is thus not available for residential use.	Currently Available	The site has been submitted through the 'call for sites' for offices, research & development and/or light industry. 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	The site has been promoted during the 2017 Call for Sites for sports and leisure uses, with 1.1 ha promoted for offices; research & development and/or light industry. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there 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 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 promoted for sports and leisure uses, with 1.1 ha promoted for offices, research & development and/or light industry. It is thus not available for residential use. It is considered achievable and viable (subject to any further necessary viability assessment). However, it is outside the Church Stretton development boundary and lies some distance from the built form of the settlement in an isolated location. Consequently, the site is not suitable for residential development. However, there are a number of other sites promoted to the south of this site (some of which are in the same ownership), a comprehensive development in this location would mean that this site would have a greater relation with the settlement and could therefore have long term potential - although given the location of this site and its prominence on the A49, the likelihood is that employment uses would be more appropriate as part of any mix of uses within a wider development, as its location could allow for appropriate buffering.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is located outside and detached from the built form of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. Whilst the site in isolation is not considered suitable for other forms of employment development, there are a number of other sites promoted to the south of this site, between it and the built form of the settlement (some of which are in the same ownership), and a comprehensive development in this location would result in this site having a greater relation to the built form of the settlement and would therefore have long term potential - although given the location of this site and its prominence on the A49, the likelihood is that employment uses would be most appropriate as part of any mix of uses within a wider development, as its location could allow for appropriate buffering.

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
CST031	South of Clive Avenue, Church Stretton	Church Stretton	0.45	14	0.18	Site comprises agricultural land on the lower flanks of Ragleth Hill and the south-eastern edge of Church Stretton.	Land to the north and west is in residential use whilst land to the west and south 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 to and into the site is subject to highway approval. The site is in the Shropshire Hills AONB. 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. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 500m of Ancient Woodland. 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. 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. A small part of 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.	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 to and into the site is subject to highway approval. 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. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 500m of Ancient Woodland. 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. 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. A small part of 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.
CST032	Watling Street North (northern field), Church Stretton	Church Stretton	2.97	89	1.19	This is the most northerly of a series of three fields in agricultural use that lie to the north of Church Stretton, adjacent to but east of the A49. The site occupies a prominent knoll which screens land to the east from the A49.	Mostly agricultural land (in grazing use) although an isolated property, High Leyes, lies to the north.	Not Suitable	The site is not suitable for development as it is located in the countryside outside the development boundary and some distance from the built form of Church Stretton. Consequently, open market residential development on the site is contrary to local Pan policy. Additionally, the ability to provide an appropriate vehicular access, which would be off the A49, is subject to highway approval. However, there are two other sites in the same ownership adjacent to this site which both have a frontage to Cwms Lane. Combining all three sites may provide a more comprehensive development capable of resolving current access constraints (subject to Highways comments) and locational constraints. Any development would also need to address any physical, heritage and environmental constraints present, for instance the site is 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 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 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.	Not Suitable	The site is located in the countryside outside the development boundary and some distance from the built form of Church Stretton. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is not suitable for other forms of employment development as it is located some distance from the built form of the settlement. Furthermore, the ability to provide an appropriate vehicular access, which would be off the A49, would be subject to highway approval. There are two other sites in the same ownership adjacent to this site which both have a frontage to Cwms Lane. Combining all three sites may provide a more comprehensive development capable of resolving current access constraints (subject to Highways comments) and locational constraints. Any development would also need to address any physical, heritage and environmental constraints present, for instance the site is 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 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 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.
CST033	Watling Street North (eastern field), Church Stretton	Church Stretton	1.90	57	0.76	This is the eastern of a series of three fields in agricultural use that lie to the north of Church Stretton, adjacent to but east of the A49. The site occupies a prominent knoll which screens land to the east from the A49.	Mostly agricultural land (in grazing use). Although not adjacent to the site boundary, the Battlefield housing estate lies to the south-east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, close to but outside 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 to and into the site is subject to highway approval. The site is 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. The site is also within 500m of Ancient Woodland. 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. 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. The site is within 30m of a tree subject to a Tree Preservation Order (TPO). 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 a Conservation Area. 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. 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, close 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 ability to provide an appropriate access to and into the site is subject to highway approval. The site is 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. The site is also within 500m of Ancient Woodland. 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. 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. The site is within 30m of a tree subject to a Tree Preservation Order (TPO). 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 a Conservation Area. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CST034	Watling Street North (southern field), Church Stretton	Church Stretton	1.75	53	0.70	This is the southern of a series of three fields in agricultural use that lie to the north of Church Stretton, adjacent to but east of the A49. The site occupies a prominent knoll which screens land to the east from the A49.	Agricultural land (grazing) to the west, north and east and the Watling Street North affordable housing exception site 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, 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 to and into the site is subject to highway approval. The site is in 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. 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 and within 100m of a LNR. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a Conservation Area. 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. 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 to and into the site is subject to highway approval. The site is in 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. 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 and within 100m of a LNR. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a Conservation Area. 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.

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
CST031	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	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: location within the Shropshire Hills AONB; location within a Conservation Area; proximity to Ancient Woodland and to a Wildlife Site. If assessments showed that 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 only suitable for employment which is considered to be 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 the outcome of assessments 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: location within the Shropshire Hills AONB; location within a Conservation Area; proximity to Ancient Woodland and to a Wildlife Site.
CST032	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	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) for housing development. However, the site is not suitable for development as it is located in the countryside outside the development boundary and some distance from the built form of the town. Consequently, open market residential development on the site is contrary to Local Plan policy. Additionally, the ability to provide an appropriate vehicular access, which would be off the A49, would be subject to highway approval. However, there are two other sites in the same ownership adjacent to this site which both have a frontage to Cwms Lane. Combining all three sites may provide a more comprehensive development capable of resolving current access constraints (subject to Highways comments) and locational constraints.	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 the countryside outside the development boundary and some distance from the built form of Church Stretton. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is not suitable for other forms of employment development as it is located some distance from the built form of the settlement. Furthermore, the ability to provide an appropriate vehicular access, which would be off the A49, would be subject to highway approval. There are two other sites in the same ownership adjacent to this site which both have a frontage to Cwms Lane. Combining all three sites may provide a more comprehensive development capable of resolving current access constraints (subject to Highways comments) and locational constraints.
CST033	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	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 associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. 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: location within an AONB; proximity to Ancient Woodland, a Wildlife Site, a tree subject to a Tree Preservation Order and a Conservation Area.	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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the 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: location within an AONB; proximity to Ancient Woodland, a Wildlife Site, a tree subject to a Tree Preservation Order and a Conservation Area.
CST034	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	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 associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. 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: location within an AONB; proximity to a Wildlife Site, a Local Nature Reserve and a Conservation Area.	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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the 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: location within an AONB; proximity to a Wildlife Site, a Local Nature Reserve and 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
CST035	Springbank Farm, Church Stretton	Church Stretton	1.83	55	0.73	Site comprises a farm complex with a touring campsite in the southern part. It is essentially rural in character and is separated from the Ashbrook affordable housing exception site by the remainder of the campsite.	Church Stretton School and associated sporting facilities are to the west, land in agricultural use to the north and east and a campsite to the south. The site is on the edge of Church Stretton but not adjacent to the development boundary. Land to the northwest, east and south is included in an undetermined planning application for 47 houses.	Not Suitable	The site is located outside the development boundary, although there is an undetermined planning application for housing on the land between this site and the development boundary; land to the south is identified as compensatory provision for loss of open space on an allocated site; and the site is adjacent to an existing employment allocation. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Additionally, the access route to the site runs through Flood Zone 3 (and part of the site is located in flood zone 2) so the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.	Not Suitable	The site is located outside the development boundary, although there is an undetermined planning application for housing on the land between this site and the development boundary; land to the south is identified as compensatory provision for loss of open space on an allocated site; and the site is adjacent to an existing employment allocation. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the access route to the site runs through Flood Zone 3 (and part of the site is located in flood zone 2) so the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.
CST036	225 Watling Street South, Church Stretton	Church Stretton	0.35	11	0.14	Site comprises house and surrounding large garden with mature orchard trees. It lies on the southern edge of the town, adjacent to both CST031 and the development boundary. The A49 runs along the site's western edge and a track leads from the site to both this and Clive Avenue.	Land to the south and east is in agricultural use and supports some woodland. The south eastern edge of the town lies to the north and there is a belt of woodland separating the site from the A49 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 ability to provide an appropriate access to and into the site is subject to highway approval. The site is in 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. The site is also within 500m of Ancient Woodland. 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. 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. Finally, the site is adjacent to a Conservation Area. 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. 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 to and into the site is subject to highway approval. The site is in 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. The site is also within 500m of Ancient Woodland. 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. 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. Finally, the site is adjacent to a Conservation Area. 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.
CST037	Cemetery Road, Church Stretton	Church Stretton	0.91	27	0.37	Site is located to the southwest of town centre, adjacent and east of the road leading to the cemetery. It contains an area of hardstanding and two partly open sided sheds. It is rural in character and separated from edge of the built form of the town by land in agricultural use.	The surrounding land is in agricultural use (grazing) although the track running along the western boundary of the site leads to the town cemetery and some allotments. Site CST018 is adjacent to the northwest.	Not Suitable	The site is detached from the built form of the development and some distance from the development boundary. Consequently open market residential development on the site would currently be contrary to policy. Additionally the only vehicular access route passes through Flood Zones 2 and/or 3 so the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.	Not Suitable	The site is detached from the built form of the development and some distance from the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the only vehicular access route passes through Flood Zones 2 and/or 3 so the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.
CST038	Springbank Farm, Church Stretton	Church Stretton	1.28	38	0.51	The site is an agricultural field located to the north of Church Stretton. It is allocated for employment development.	Surrounding character is predominantly agricultural.	Not Suitable	The site is allocated for employment development. As such it is not suitable for residential development. Furthermore, the potential access runs through flood zone 2 and approximately 50% of the site is located in 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. Additionally the suitability of any proposed access would be subject to highway approval. The topography of the site undulates, which could have implications for development. The site is located within the 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. The site is also in proximity of a local wildlife site and 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 Suitable	The site is allocated for employment development. Therefore employment development on the site would be considered an appropriate use. However, the potential access runs through flood zone 2 and approximately 50% of the site is located in 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. Additionally the suitability of any proposed access would be subject to highway approval. The topography of the site undulates, which could have implications for development. The site is located within the 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. The site is also in proximity of a local wildlife site and 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.
CMO002	Curdale Farm, Ludlow Road, Cleobury Mortimer	Cleobury Mortimer	8.73	262	3.49	Large site to the west side of Cleobury Mortimer's development boundary, encompassing the existing Curdale Farmyard and associated field. A slightly undulating site with a pool to the south side, this site runs along Ludlow Road at its northern border.	Residential areas of Cleobury Mortimer are immediately east of the site, and is otherwise surrounded by agriculture on all other sides.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the built form and development boundary of the settlement. Consequently open market residential is contrary to policy. However the site is considered to have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. Specifically, the site contains overhead power lines which could impact the potential for development. 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. 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 the built form and development boundary of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site is considered to have long term potential for other forms of employment subject to appropriate policy changes and management of any physical, heritage and environmental constraints. Specifically, the site contains overhead power lines which could impact the potential for development. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
CST035	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 currently suitable for development as it is located in open countryside; consequently open market residential development is contrary to policy. Additionally, the access route to the site runs through Flood Zone 3 so the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.	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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. Additionally, the access route to the site runs through Flood Zone 3 so the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.
CST036	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	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) and 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; appropriate changes to policies affecting this location; confirmation that vehicular and pedestrian access can be obtained; and 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: location within an AONB and proximity to Ancient Woodland, a Wildlife Site and a Conservation Area.	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 only suitable for employment which is considered to be 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; confirmation that vehicular and pedestrian access can be obtained and 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: location within an AONB and proximity to Ancient Woodland, a Wildlife Site and a Conservation Area.
CST037	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 where open market residential development is currently contrary to policy. Additionally the only vehicular access route passes through Flood Zones 2 and/or 3 so the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.	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 the only vehicular access route passes through Flood Zones 2 and/or 3 so the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.
CST038	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.	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 an allocated employment site, consequently open market residential development is contrary to policy. Furthermore, the potential access runs through flood zone 2 and approximately 50% of the site is located in 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	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 although it is allocated for employment development, the potential access runs through flood zone 2 and approximately 50% of the site is located in flood zones 2 and/or 3, therefore the site would only be considered appropriate if through the sequential and/or exception test it can be demonstrated that the risk can be mitigated and it will not increase risk elsewhere.
CMO002	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; 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 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 overhead electricity lines running through the centre of the site and the existing farm buildings on 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. However the site is only suitable for employment which is considered to be 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 the electricity lines overhead and the existing farm buildings on 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
CMO003	Land off Ludlow Road (A4117), Cleobury Mortimer	Cleobury Mortimer	7.24	217	2.90	Large site to the west of the built form of Cleobury Mortimer. The site is fairly large and flat, and is surrounded by agricultural fields, and is adjacent to Ludlow Road (to the south).	Agricultural use surrounds 3 sides of the site with Ludlow Road to the south and a cemetery to the east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the built form and development boundary of the settlement. Consequently open market residential is contrary to policy. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints identified. Specifically the site contains overhead power lines which could impact the potential for development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the built form and development boundary 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 appropriate policy changes and management of any physical, heritage and environmental constraints identified. Specifically the site contains overhead power lines which could impact the potential for development.
CMO004	Land to the north of Station Road, Cleobury Mortimer	Cleobury Mortimer	4.01	120	1.60	Large agricultural site to the east side of the town. Fairly steep sided site with lots of large trees, immediately south of the River Rea.	Station Road wraps around the site to the east and south sides, with residential to the south-east. The River Rea runs along the northern boundary with agricultural fields on the other side. Plant nursery to east of the site.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the built form and development boundary of the settlement. Consequently open market residential is contrary to policy. However the site, outside of the small area located within flood zones 2 and/or 3, may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints identified. Specifically the site is within 300m of a Conservation Area, 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the built form and development boundary of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site, outside of the small area located within flood zones 2 and/or 3, may have long term potential for other forms of employment, subject to appropriate policy changes and management of any physical, heritage and environmental constraints identified. Specifically the site is within 300m of a Conservation Area, 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.
CMO005	North East of Catherton Road, Cleobury Mortimer	Cleobury Mortimer	3.91	117	1.56	Large site located to the north east of the town's built form. The site is slightly undulating with Catherton Road wrapped around its western edge. Very little on site with no tree or overhead infrastructure.	Site is adjacent Catherton Road and agricultural fields to the west and north. To the south are the residential curtilages within the development boundary and sports pitches from the nearby school are to the east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the built form and development boundary of the settlement. Consequently open market residential is contrary to policy. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints identified. Specifically, the ability to provide an appropriate access to and into the site is subject to highway approval. 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 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. 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 the built form and development boundary 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 appropriate policy changes and management of any physical, heritage and environmental constraints identified. Specifically, the ability to provide an appropriate access to and into the site is subject to highway approval. 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CMO006	Land to the east of Fryers Close, Cleobury Mortimer	Cleobury Mortimer	0.55	17	0.22	The site consists of an area in industrial use and a residential dwelling and its curtilage, off Ludlow Road in the centre of Cleobury Mortimer. An existing permission is extant on the site for a 58 bedroom residential care home.	The site is mostly surrounded by residential development, however there is also a medical centre and sports pitches in proximity.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the built form of the development and has an existing consent for a care home. It is likely to be considered suitable for residential development. The site is partly within a Conservation Area, and 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 proximity of a scheduled monument and one or more Listed Buildings, and therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 proximity of one or more 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. 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 built form of the development and has an existing consent for a care home. It is likely to be considered suitable for employment development. The site is partly within a Conservation Area, and 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 proximity of a scheduled monument and one or more Listed Buildings, and therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 proximity of one or more 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CMO009	Land West of Catherton Road, Cleobury Mortimer	Cleobury Mortimer	3.25	97	1.30	Site located north east of Cleobury Mortimer, just outside of the development boundary to the west of Catherton Road. The site is an open field in agricultural use. The site slopes upwards at its eastern boundary.	The site is surrounded on three sides by agricultural use, with residential (and a cemetery) to the south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the built form and development boundary of the settlement. Consequently open market residential is contrary to policy. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints identified. Specifically, the ability to provide an appropriate access to and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a TPO, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 the built form and development boundary 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 appropriate policy changes and management of any physical, heritage and environmental constraints identified. Specifically, the ability to provide an appropriate access to and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a TPO, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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
CMO017	Rear of Manor House, Cleobury Mortimer	Cleobury Mortimer	0.35	10	0.14	Land to the rear of Manor House Nursing Home. The site is currently garden land and cannot be accessed from the nearby roads or pathways.	Manor House Nursing Home is directly north of the site, with residential dwellings surrounding the site. The are several retail outlets north of the site, as well as a bank and public house. The site is set off slightly from the main High Street which runs through the town, with the nearest road being Tenbury Road the west, and Eagle Lane to the south.	Not Suitable	Whilst the site is within the development boundary, thus meaning that open market residential development may be appropriate, the site is currently inaccessible for vehicles and pedestrians. The site does however sit within proximity of most of the services that Cleobury Mortimer has to offer. The site contains and is in proximity of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of a Scheduled Monument and several listed buildings. Development is therefore 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. 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.	Not Suitable	Whilst the site is within the development boundary, thus meaning that employment development may be appropriate, the site is currently inaccessible for vehicles and pedestrians. The site does however sit within proximity of most of the services that Cleobury Mortimer has to offer. The site contains and is in proximity of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of a Scheduled Monument and several listed buildings. Development is therefore 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. 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.
CMO018	Land South of Tenbury Road, Cleobury Mortimer	Cleobury Mortimer	1.33	40	0.53	Area of land encircling an existing employment area and an employment allocation (part developed). The site consists of part of two agricultural fields.	Encircled within the site is an employment area. To the south of the site character is predominantly agricultural. To the north of the site character is mixed housing/agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is in part located adjacent to but is entirely outside the built form and development boundary of the settlement. Consequently open market residential is contrary to policy. However the site may have long term potential for development subject to appropriate policy changes and management of any physical, heritage and environmental constraints, particularly whether the existing employment area could be appropriately buffered, although given the site size and shape this does appear unlikely and the need to provide an appropriate external site boundary. There would also be a need to demonstrate an appropriate access to and into the site can be established. Furthermore the site is within 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. 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 in part located adjacent to but is entirely outside the built form and development boundary 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 development subject to appropriate policy changes and management of any physical, heritage and environmental constraints. Specifically, the need to provide an appropriate external site boundary and there would also be a need to demonstrate an appropriate access to and into the site can be established and that the undulating nature of the site is compatible with employment uses. Furthermore the site is within 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CMO019	Land to the South of Lion Lane, Cleobury Mortimer	Cleobury Mortimer	1.78	53	0.71	The site consists of parts of three agricultural fields located to the south of Cleobury Mortimer.	The character to the south, east and west is predominantly agricultural. The 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 built form and development boundary of the settlement. Consequently open market residential is contrary to policy. The site potentially has long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints, particularly the fact that the site is elevated above nearby housing in Cleobury Mortimer, meaning that the relationship between any development on the site and surrounding uses would require careful consideration and the need to consider the appropriateness of the southern and western site boundaries. Furthermore, a small portion of the northern element of the site is located within a conservation area, the remainder of the site is in proximity to 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 within proximity of a scheduled monument 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. 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 the built form and development boundary of the settlement. As such employment development is limited to small scale rural enterprise and diversification schemes. The site potentially has long term potential for other forms of employment development, subject to appropriate policy changes and management of any physical, heritage and environmental constraints, particularly the fact that the site is elevated above nearby housing in Cleobury Mortimer, meaning that the relationship between any development on the site and surrounding uses would require careful consideration and the need to consider the appropriateness of the southern and western site boundaries. Furthermore, a small portion of the northern element of the site is located within a conservation area, the remainder of the site is in proximity to 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 within proximity of a scheduled monument 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CMO020	Land off Tenbury Road, Cleobury Mortimer	Cleobury Mortimer	11.75	353	4.70	The site consists of a series of agricultural fields located to the south west of Cleobury Mortimer.	Character to the south and west is predominantly agricultural. Character to the north consists of a mix of residential and agricultural. 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 adjacent to but outside the built form and development boundary of the settlement. Consequently open market residential is contrary to policy. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site rises up to the west, away from the settlement - the implications of this topography will require due consideration. The ability to provide an appropriate access to and into the site is subject to highway approval. The site is in proximity of a tree 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 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. 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 the built form and development boundary of the settlement. 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. For instance the site rises up to the west, away from the settlement - the implications of this topography will require due consideration. The ability to provide an appropriate access to and into the site is subject to highway approval. The site is in proximity of a tree 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
CMO017	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.	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 not accessible for vehicles or pedestrians.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for development as it is not accessible for vehicles or pedestrians.
CMO018	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.	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	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	Viability	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.	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 buffer the adjacent employment site and provide an appropriate access to and into 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 site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is only suitable for employment which is considered to be 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 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 access into and to the site and the undulating nature 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.
CMO019	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	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 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 is elevated above nearby housing in Cleobury Mortimer, meaning that the relationship between any development on the site and surrounding uses would require careful 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. However the site is only suitable for employment which is considered to be 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 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 is elevated above nearby housing in Cleobury Mortimer, meaning that the relationship between any development on the site and surrounding uses would require careful consideration. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
CMO020	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.	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 fact that the site rises up to the west, away from the settlement - the implications of this topography will require due consideration and the ability to provide an appropriate access to and into the site is subject to highway approval. 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. 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; 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 rises up to the west, away from the settlement - the implications of this topography will require due consideration and the ability to provide an appropriate access to and into the site is subject to highway approval. 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
CRA001	Abattoir site, Craven Arms	Craven Arms	0.85	26	0.34	Abattoir site comprising number of buildings and extensive hardstanding area. Site lies within Craven Arms, to the south of the Corvedale Road, before it crosses the river Onny. The associated lairage forms the eastern edge of the settlement in this location.	Retail, commercial and residential to the west, road frontage to north with electricity substation on other side of road, agricultural land/river corridor with trees to south (river Onny) and grazing land (lairage) for abattoir animals to east.	Currently Suitable - Subject to Further Detailed Assessment	A small part of the site are within Flood Zones 2 and/or 3. The area of the site outside this zone has potential for residential development (following the relocation of the existing abattoir) as it is located within the Craven Arms settlement boundary. This potential is subject to the appropriate management of any physical, heritage and environmental constraints present. For instance the site is within 300m of a Conservation Area and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	A small part of the site are within Flood Zones 2 and/or 3. The area of the site outside this zone has potential for employment development (following the relocation of the existing abattoir) as it is located within the Craven Arms settlement boundary. This potential is subject to the appropriate management of any physical, heritage and environmental constraints present. For instance the site is within 300m of a Conservation Area and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CRA002	South of Clun Road, Craven Arms	Craven Arms	5.18	155	2.07	This is one of a group of four sites running parallel with, and to the south of, Clun Road between the A49 and Park Lane. The others are CRA003, CRA004 and CRA005. This site forms the visible plateau of the hillock overlooking Clun Road and the southern edge of Craven Arms. The site is a large area of undeveloped land which extends along the railway embankment of the Heart of Wales rail line. It is in agricultural use (grazing) and contains one agricultural building. The site also contains a Scheduled Monument.	The rail line to Knighton forms the southern boundary and there are a couple of houses to the north east. The site is in agricultural use within a countryside setting. It has no road frontage and its significant elevation above Craven Arms couple with the separation by the Clun Road enforces the physical and visual isolation of the land.	Not Suitable	The site contains a scheduled monument, 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 site is also landlocked, access to the site is therefore dependent on an the development of an adjacent site and may have to cross flood zones 2 and/or 3. This site is therefore unsuitable for development.	Not Suitable	The site contains a scheduled monument, 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 site is also landlocked, access to the site is therefore dependent on an the development of an adjacent site and may have to cross flood zones 2 and/or 3. This site is therefore unsuitable for development.
CRA003	Land at Burnside Close / Clun Road, Craven Arms	Craven Arms	3.42	103	1.37	This is one of a group of four sites running parallel with, and to the south of, Clun Road between the A49 and Park Lane. The others are CRA002, CRA004 and CRA005. This site is the most easterly and comprises a large, rectangular field situated next to the rail viaduct over Clun Road. It is accessed from the Burnside Close cul de sac. The site lies at the bottom of the steep hillock overlooking Clun Road and runs westward from the viaduct to the rear of the residential properties along Clun Road, finishing at the boundary with the dwellings of Orchard House and Ambleside.	Character to south and west is predominantly agricultural. Character to the north is predominantly residential. To the east is a small part of an agricultural field, beyond which it is a mix of uses including residential, commercial and open spaces.	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. Currently the only access to the site runs through Flood Zone 3. Therefore the site would only be considered suitable 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 of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the only access to the site runs through Flood Zone 3. Therefore the site would only be considered suitable if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
CRA004	Immediately south of Clun Road, Craven Arms	Craven Arms	6.82	205	2.73	This is one of a group of four sites running parallel with, and to the south of, Clun Road between the A49 and Park Lane. The others are CRA002, CRA003 and CRA005. This site comprises a large, field adjoining CRA002 and is the most westerly site of the series. It is agricultural use (grazing) and a small brook runs west to east through the centre of the site. There are two agricultural buildings in the middle of the site. These are accessed by a track from Clun Road.	The Heart of Wales railway line forms the southern boundary of the site, whilst Park Lane marks the western boundary and Clun Road the northern boundary. Beyond these, the land is essentially rural in character although there is bed and breakfast accommodation and some residential development to the north of Clun 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 the development boundary. Consequently, open market residential development on the site is currently contrary to Local Pan policy. The element of the site located in Flood Zones 2 and/or 3 (which runs through the centre of the site) and the element of the site which would require an access running through Flood Zones 2 and/or 3 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 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 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 proximity of a scheduled monument, therefore The site is within 300m of insert names of assets development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the element of the site located in Flood Zones 2 and/or 3 (which runs through the centre of the site) and the element of the site which would require an access running through Flood Zones 2 and/or 3 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 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 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 proximity of a scheduled monument, therefore The site is within 300m of insert names of assets development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
CRA005	Land to the rear of Ambleside off Clun Road, Craven Arms	Craven Arms	0.40	12	0.16	This is one of a group of four sites running parallel with, and to the south of, Clun Road between the A49 and Park Lane. The others are CRA002, CRA003 and CRA004. This site is in agricultural use (grazing) and contains several mature trees. It is bounded by the Heart of Wales railway line to the south and lies at a higher elevation than Clun Road. There is no obvious vehicular access and this combined with its relatively remote nature and elevation gives it an isolated feel.	Surrounded to west and east by agricultural land (grazing) and large house on detached grounds to north. The Heart of Wales railway line marks southern boundary but the surrounding area is essentially rural in character.	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. Currently the only access to the site runs through Flood Zone 3. Therefore the site would only be considered suitable 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 of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the only access to the site runs through Flood Zone 3. Therefore the site would only be considered suitable if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.

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
CRA001	Not Currently Available - Likely to become so	The site was represented during the SAMDev Site Allocations process for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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. Specifically there is a stated aspiration within the current Development Plan to relocate the abattoir to the proposed Newington Food Park. This relocation will allow the redevelopment of the existing site, which will act as a catalyst for the redevelopment of the wider area.	Not Currently Available - Likely to become so	The site was represented during the SAMDev Site Allocations process for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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. Specifically there is a stated aspiration within the current Development Plan to relocate the abattoir to the proposed Newington Food Park. This relocation will allow the redevelopment of the existing site, which will act as a catalyst for the redevelopment of the wider area.	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.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; available (following the relocation of the existing abattoir); achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate assessment and management of the impact on 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. Such constraints include: Flood Zones 2 and/or 3; proximity to a Conservation Area and to several Listed Buildings. 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 (following the relocation of the existing abattoir); achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate assessment and management of the impact on 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. Such constraints include: Flood Zones 2 and/or 3; proximity to a Conservation Area and to several Listed Buildings. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
CRA002	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 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 employment 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. However the site is not currently suitable for development as it contains a Scheduled Monument; is located in open countryside (open market residential development is currently contrary to policy); and the site is landlocked, access to the site is therefore dependent on an the development of an adjacent site and may have to cross flood zones 2 and/or 3.	Rejected	The site's availability, achievability and viability 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 contains a Scheduled Monument and the site is landlocked, access to the site is therefore dependent on an the development of an adjacent site and may have to cross flood zones 2 and/or 3.
CRA003	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	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, the site is not currently suitable for development as it is located on the edge of the settlement, adjacent to but outside the development boundary, therefore open market residential development on the site is currently contrary to Local Pan policy. Furthermore, the only potential access route runs through Flood Zone 3, therefore the site would only be considered suitable 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, 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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. Furthermore, the only potential access route runs through Flood Zone 3, therefore the site would only be considered suitable if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
CRA004	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 and open market residential development is currently contrary to policy. The element of the site located within Flood Zones 2 and/or 3, and the element of the site that can only be accessed through flood zones 2 and/or 3 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; confirmation of its availability; management of any physical, heritage and environmental constraints (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. 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, as such employment development is limited to small scale rural enterprise and diversification schemes. However, the element of the site located within Flood Zones 2 and/or 3, and the element of the site that can only be accessed through flood zones 2 and/or 3 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; confirmation of its availability; management of any physical, heritage and environmental constraints (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.
CRA005	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 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 on the edge of the settlement, adjacent to but outside the development boundary, therefore open market residential development on the site is currently contrary to Local Pan policy. Furthermore, the only potential access route runs through Flood Zone 3, therefore the site would only be considered suitable 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, 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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. Furthermore, the only potential access route runs through Flood Zone 3, therefore the site would only be considered suitable if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.

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
CRA006	West of New Holding, Watling Street, Craven Arms	Craven Arms	2.69	81	1.08	Agricultural land (grazing) on the north western edge of Craven Arms. The site consists of parts of two agricultural fields but excludes the farmstead of New Holding and its immediate curtilage. The site runs to the west of Watling Street between a small brook north of New Holding (north) and Oak Cottage/ Tanglewood Farm (south).	Land to the east of the site is an allocated housing site CRAV003. To the north, west and south the land is rural in character. However, some agricultural buildings have begun to be used for more urban activities, such as a commercial 'play barn' (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 appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the ability to provide appropriate pedestrian access to and into the site would need due consideration. The site is within 30m of several Veteran Trees and some TPOs. 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 remainder of 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. For instance the ability to provide appropriate pedestrian access to and into the site would need due consideration. The site is within 30m of several Veteran Trees and some TPOs. 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.
CRA007	Land North of Council Depot off Clun Road, Craven Arms	Craven Arms	14.44	433	5.78	This site lies to the west of Watling Street but is separated from this road by CRA015 and CRA016. It is an extensive area of open countryside comprising a number of agricultural fields which are some considerable distance from the built edge of the town. The site extends south to Clun Road where it forms part of the rural gateway to Craven Arms.	The surrounding land is almost all in agricultural use with the exception of the highways depot in the south-east corner. It is rural in character and physically distinct from the settlement of Craven Arms.	Not Suitable	The site is located outside 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. Furthermore the site is separated from the built form of the settlement by an agricultural field, therefore it is unsuitable in isolation. The site may however have long term potential as part of a wider development, subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site contains a veteran tree and is in proximity of one or more 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 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 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 located outside 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, the site is separated from the built form of the settlement by an agricultural field, therefore it is unsuitable for other forms of employment development in isolation. The site may however have long term potential for other forms of employment as part of a wider development, subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site contains a veteran tree and is in proximity of one or more 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 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 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.
CRA010	Land north of Long Lane, Craven Arms	Craven Arms	1.85	55	0.74	The site comprises agricultural land on the north western edge of Craven Arms to the north of Long Lane. The land is essentially rural in nature and there is extensive hedgerow and tree cover on the boundaries. This rurality typifies the marked change in landscape character over a short distance in Craven Arms: from the sharply defined urban edge of the settlement to the east of Watling Street to land in active agricultural use to the west.	The site adjoins the Craven Arms gypsy site to the east. The remainder of the surrounding land is in active agricultural use. More widely, the Craven Arms Business Park lies to the south-east and the Shropshire Hills AONB boundary is less than 1km away to both the east 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 appropriate policy changes and management of any physical, heritage and environmental constraints. For instance there is no pedestrian footpath to the site. The site is within 300m of a 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 appropriate policy changes and management of any physical, heritage and environmental constraints. For instance there is no pedestrian footpath to the site. The site is within 300m of a 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.
CRA011	Land north west of Craven Arms	Craven Arms	2.76	83	1.11	This almost square site is in active agricultural use. It lies just beyond the north western edge of Craven Arms, immediately north of the existing gypsy and traveller site. It is relatively remote from Craven Arms and has an isolated feel.	Agricultural land on all sides but around half of the southern boundary adjoins an existing gypsy and traveller site.	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 is not suitable for development as it has no access. The site is also within proximity of a 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.	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 is not suitable for development as it has no access. The site is also within proximity of a 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.
CRA012	Employment site off Shrewsbury Road, Craven Arms	Craven Arms	2.35	71	0.94	site comprises a timber merchant and architectural salvage depot with extensive road frontage onto A49. Site is within the built form of Craven Arms	Surrounding character is urban. The Shrewsbury to Hereford railway line forms the western boundary whilst the A49 forms the eastern boundary. Commercial premises to the north and south and residential properties on the other side of the A49 add to the built up character of the area.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Brownfield site within development boundary. However the site is protected employment land. Therefore residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance amenity issues linked to neighbouring railway, road and commercial properties will need to be assessed and taken into account. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	Brownfield site within development boundary. However the site is protected employment land. Therefore employment development is consistent with policy. Types of employment uses on the site will need to complement the sites location. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CRA013X	Car park of the Old Post Office, Shrewsbury Road	Craven Arms	0.09	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
CRA006	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 and 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 only suitable for employment which is considered to be 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 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.
CRA007	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; their representatives; and any further necessary viability assessment work. However, the site is not currently suitable for development as it is located outside the development boundary and in the countryside for policy purposes, and separated 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. 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 outside the development boundary and in the countryside for policy purposes, and separated from the built form of the settlement.
CRA010	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	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	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 and 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; and 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 the site is only suitable for employment which is considered to be 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; and 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.
CRA011	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. The site is not suitable for development as it has no access - it is a landlocked site.	Rejected	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 necessary viability assessments. The site is not suitable for development as it has no access - it is a landlocked site.
CRA012	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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; their representatives; and any further necessary viability assessment work. However the site is protected employment land, therefore 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 potential amenity factors. 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 considered suitable for employment development as a protected employment site. Types of employment uses on the site will need to complement the sites location. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
CRA013X											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
CRA014	Land West of the Railway Line, North West of Craven Arms	Craven Arms	8.47	254	3.39	This is a large field at some distance from the built form of Craven Arms. It is rural in character and in active agricultural use. The sense of isolation is increased by the Shrewsbury to Hereford railway line along the eastern boundary.	All adjacent land is in agricultural use and is rural in character.	Not Suitable	The southern third of the site is adjacent to but outside the Craven Arms development boundary. The remainder of the site projects into the countryside. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, the sites only potential vehicular access would increase its separation from the settlement. The site is also within proximity of a scheduled monument 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 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.	Not Suitable	The southern third of the site is adjacent to but outside the Craven Arms development boundary. The remainder of the site projects into the countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the sites only potential vehicular access would increase its separation from the settlement, therefore it is unsuitable for other forms of employment development. The site is also within proximity of a scheduled monument 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 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.
CRA015	Land North of Clun Road and East of Watling Street, Craven Arms	Craven Arms	0.87	26	0.35	Site on periphery of Craven Arms, west of Watling Street / the former path of Watling Street and close to its now realigned junction with the B4368 Clun Road. The site consists of part of an arable field. Land levels rise gently to the north and west.	Site envelopes a pair of semi-detached dwellings to the immediate southwest. There are two further properties beyond a gap to the north, and a residential caravan and recently constructed 'affordable' house south of the main road.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside the development boundary which is defined to the east of Watling Street. Therefore residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site has a poorly defined western boundary, which cuts through an agricultural field, this will require due consideration. The field is grade 2 agricultural land. The site contains a veteran tree and is in proximity of one or more trees subject to a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. 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 the development boundary which is defined to the east of Watling Street. Therefore 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. For instance the site has a poorly defined western boundary, which cuts through an agricultural field, this will require due consideration. The field is grade 2 agricultural land. Employment development on the site would need to provide an appropriate buffer/be of a type which complements surrounding uses. The site contains a veteran tree and is in proximity of one or more trees subject to a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CRA016	North of Clun Road, Craven Arms	Craven Arms	3.67	110	1.47	Site comprises three fields in agricultural use (grazing) to the west of Watling Street. It has a frontage onto Clun Road.	Predominantly rural and agricultural but it adjoins a 100% affordable housing "exceptions" scheme located to north east and there is housing to the south. The southwest corner of the site adjoins the highways depot.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside the Craven Arms development boundary although it is adjacent to a small exception site for housing along its eastern boundary and there is one residential property to the south. 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. For instance the site is 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. 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 the Craven Arms development boundary although it is adjacent to an exceptions housing site to the east and a residential property to the south. 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. For instance the site is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CRA017	Tanglewood Farm, Craven Arms	Craven Arms	1.57	47	0.63	Site comprises two fields extending westwards from Watling Street. It includes Tanglewood Farm, which has two holiday cottages and a cattery as well as Mickey Millers Play Barn and a florist's, together with other agricultural buildings and a large area of hardstanding. Together these uses occupy approximately half the site area. The remainder of the site is in agricultural use.	Surrounding land is in agricultural use, with some agricultural storage buildings and hard standing 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. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance amenity issues linked to the presence of a number of businesses within the site boundary will need to be taken into consideration. The site is within proximity of one or more 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. 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 appropriate policy changes and management of any physical, heritage and environmental constraints. For instance amenity issues linked to the presence of a number of businesses within the site boundary will need to be taken into consideration. The site is within proximity of one or more 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CRA018	South of Halford, Craven Arms	Craven Arms	6.44	193	2.57	This is a large, irregularly shaped field along the eastern side of the River Onny, off Corvedale Road and outside the built area of Craven Arms. It is in agricultural use and much of the site area is within Flood Zone 3.	Land to the north, east and west is in agricultural use and a wooded area of ox bow lakes associated with the adjacent River Onny comprises the part of the western boundary. The river runs between the site, the abattoir to the north-west and the remainder of Craven Arms.	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, the majority of the site is 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 (northern element) may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site both contains and is in proximity to several Veteran Trees. 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 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. Additionally the site is within 300m of several 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 majority of the site is 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 (northern element) may have long term potential for other forms of employment, subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site both contains and is in proximity to several Veteran Trees. 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 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. Additionally the site is within 300m of several 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	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
CRA014	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, as the site is located in the countryside and open market residential development is currently contrary to policy. The site also projects into the countryside and its only potential vehicular access would increase its separation from 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. 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 projects into the countryside and its only potential vehicular access would increase its separation from the settlement.
CRA015	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 this matter. 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). 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 sites location to the west of west of Watling Street, which defines the development boundary for the town and represents a significant physical boundary to development in Craven Arms; the sites poorly defined western boundary, which cuts through an agricultural field; and the fact that the field is grade 2 agricultural land. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site, albeit this site is distant from many of these services and facilities.	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 only suitable for employment which is considered to be 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 the sites location to the west of west of Watling Street, which defines the development boundary for the town and represents a significant physical boundary to development in Craven Arms; the sites poorly defined western boundary, which cuts through an agricultural field; and the fact that the field is grade 2 agricultural land. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site, albeit this site is distant from many of these services and facilities.
CRA016	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 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	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. Such constraints include proximity to Ancient Woodland.	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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the 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 proximity to Ancient Woodland.
CRA017	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; 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; the outcome of a visual impact and landscape sensitivity assessment and a consideration of any amenity issues arising from the existing businesses within 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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, subject to confirmation of the 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.
CRA018	Currently Available	The northern part of the site was the subject of a refused Planning Application for a residential 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 that part of the site outside Flood Zone 3 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	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, achievable, and available. Where necessary, these issues 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 currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. Furthermore, the majority of the site is 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 (northern element) 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: location within a Conservation Area; proximity to Listed Buildings and the presence of several Veteran Trees both within the site and close to the site's boundaries.	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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes, although, the majority of the site is 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 (northern element) 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: location within a Conservation Area; proximity to Listed Buildings and the presence of several Veteran Trees both within the site and close to the site's boundaries.

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
CRA021	The Sidings west of Craven Arms Station, Craven Arms	Craven Arms	0.78	23	0.31	This is a linear urban site within the Craven Arms development boundary. Approximately half the site area is occupied by a railway siding, the remainder is covered by trees and scrub.	Essentially urban with residential and commercial uses as well as the Shrewsbury to Hereford railway line (to the west), although the north west corner of the site borders an agricultural field.	Not Suitable	Although the principle of development is accepted on this site as it is within the Craven Arms development boundary, the site is not suitable for development as it has no vehicular access and is dependent on the layout on the adjacent allocation to provide such an access in the future. Additionally, it is not clear whether the rail sidings within the site are in active use or not. If so, then the developable area of the site is greatly reduced and amenity issues associated with the sidings may preclude residential development. If the sidings are not in use, amenity issues associated with the adjacent Shrewsbury to Hereford rail line will need to be taken into consideration as much of the site is relatively narrow and tight against the railway line.	Not Suitable	Although the principle of development is accepted on this site as it is within the Craven Arms development boundary, the site is not suitable for development as it has no vehicular access and is dependent on the layout on the adjacent allocation to provide such an access in the future. Additionally, it is not clear whether the rail sidings within the site are in active use or not. If so, then the developable area of the site is greatly reduced and amenity issues associated with the sidings may preclude residential development. If the sidings are not in use, amenity issues associated with the adjacent Shrewsbury to Hereford rail line will need to be taken into consideration as much of the site is relatively narrow and tight against the railway line.
CRA023	Lane East of Watling Street, North of Sibdon Fields, Craven Arms	Craven Arms	1.58	48	0.63	The site is rural in character, comprising a rectangular field to the west of Watling Street and beyond the built edge of Craven Arms.	Rural in character, although a small exception site for housing is adjacent to part of the southern boundary and land on the other side of Watling Street 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. The site may have long term potential subject to appropriate policy changes 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. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints.
CRA024	Lane East of Watling Street, South of Tanglewood Farm, Craven Arms	Craven Arms	2.97	89	1.19	This site comprises a field to the west of Watling Street and south of Tanglewood Farm. It is in agricultural use and contains two ponds close to its boundary with Watling Street.	The surrounding character is generally rural with the exception of the businesses associated with Tanglewood Farm (Mickey Miller's Play Barn, holiday cottages, florist's etc). The sites eastern boundary with Watling Street marks the change from the suburban edge of Craven Arms to 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. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site is within 30m of a TPO. 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 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 appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site is within 30m of a TPO. 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.
CRA025	Lane East of Watling Street, North of Tanglewood Farm, Craven Arms	Craven Arms	1.60	48	0.64	The site is one of a series of fields running generally east-west on the west side of Watling Street, but outside the urban area of Craven Arms. It is in agricultural use but includes some buildings associated with an agricultural contractors business adjacent to the site and on the Watling Street frontage.	Land to the east of the site is urban in nature, comprising allocated housing land (CRA003 and CRA009). To the north, west and south the land is rural in character. However, some agricultural buildings to the south have begun to be used for more urban activities, such as a commercial 'play barn'. Watling Street forms a clear boundary to the east between the built form of Craven Arms and the countryside within which this site is located.	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. For instance the site is within 30m of 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.	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. For instance the site is within 30m of 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.
CRA026	Land at 2 Oakfield, Clun Road, Craven Arms	Craven Arms	0.52	16	0.21	The site consists of a dwelling, its curtilage and paddock land. The site is located to the south of Clun Road, to the South West of Craven Arms.	Surrounding character is predominantly agricultural/rural. A housing allocation is located to the north east of the site. The site is bounded by the railway line to the South. Clun Road to the North and West; and Roman Road to the East.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the edge of the settlement, separated from the development boundary by Clun Road. 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. For instance the site is somewhat separated from the built form of the settlement by Clun Road and Watling Street. The site is in proximity of ancient woodland, therefore 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. 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. 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. 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, separated from the development boundary by Clun Road. 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. For instance the site is somewhat separated from the built form of the settlement by Clun Road and Watling Street. The site is in proximity of ancient woodland, therefore 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. 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. 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. 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
CRA027X	adjacent Brandlea adjoining Newton Lane	Craven Arms	0.07	N/A	N/A						
CRA028	Land at Halford, Corvedale Road, Craven Arms	Craven Arms	1.97	59	0.79	A linear site located to the south of Corvedale Road. The site consists of the northern element of two agricultural fields.	Character to the east and south is predominantly agricultural. Character to the east is employment/commercial. Character to the north is a mix of residential and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity to, but separated from the development boundary by an area of land located within the flood zone. As such residential development is contrary to policy. However, the site may have long term potential subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is in proximity of numerous veteran trees and 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. 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The ability to provide an appropriate access to and into the site is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located in proximity to, but separated from the development boundary by an area of land located within the flood zone. 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 management of any physical, heritage and environmental constraints present. For instance the site is in proximity of numerous veteran trees and 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. 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The ability to provide an appropriate access to and into the site is subject to highway approval.
CRA029	Garage Corvedale Rd, Craven Arms	Craven Arms	0.27	8	0.11	The site consists of a garage building, its forecourt and associated hardstanding; and a funeral services building and associated hardstanding.	Surrounding character is a mix of residential and commercial.	Currently Suitable - Subject to Further Detailed Assessment	The site is a brownfield site within the development boundary. Suitable in principle for residential development. A positively designed scheme could enhance the site and its setting, which is a gateway into the town. Therefore the site is suitable subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is brownfield and in use as a garage, therefore there are potential contamination issues. The site is also 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. 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 a brownfield site within the development boundary. Suitable in principle for employment development. A positively designed scheme could enhance the site and its setting, which is a gateway into the town. Therefore the site is suitable subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is brownfield and in use as a garage, therefore there are potential contamination issues. The site is also 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
CRA030	Land at Newton Farm, Craven Arms	Craven Arms	8.47	254	3.39	Linear series of agricultural fields running along Shrewsbury Road to the north of Craven Arms. The site is allocated for employment development.	Character is predominantly agricultural to the north east and west. To the south character is primarily employment based, with pockets of residential and agricultural.	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. Furthermore, part 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 does have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is linear projecting into the countryside and elements of the site (particularly in the north) are some distance from services and facilities within the town, the amenity value of residents will therefore require some consideration. The site is also in proximity of a 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 suitability of access to and into the site for pedestrians, cyclists and vehicles is subject to highway approval, this is a particular concern for residential development.	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. However, part 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 is suitable subject to appropriate management of any physical, heritage and environmental constraints present. For instance, the site is linear projecting into the countryside and elements of the site (particularly in the north) are some distance from services and facilities within the town, although this is less of a concern for employment development. The site is also in proximity of a 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.
CRA031	Land west of A49, Craven Arms	Craven Arms	2.62	79	1.05	Two agricultural fields located to the north of Craven Arms between the Railway Line and Shrewsbury Road. The site is allocated for employment development.	Character is predominantly agricultural to the north east and west (land to east and west is allocated for employment development). To the south character is primarily employment based, with pockets of 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 and environmental constraints present. For instance the site lies alongside the railway line and within an area predominantly characterised by employment uses, this relationship will need to be considered to ensure residential amenity. The site is also in proximity of a 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.	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 and environmental constraints present. For instance, the site is also in proximity of a 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.
CRA032	Land north of Long Lane, Craven Arms	Craven Arms	3.44	103	1.38	Triangular shaped site currently in use as an agricultural field. The site is bounded by Watling Street to the west; the railway line to the east and Long Lane to the south. The site is allocated for employment development.	Character is predominantly agricultural to the north east and west (land to east is allocated for employment development). To the south character is primarily employment based, with pockets of 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 and environmental constraints present. For instance the site is within an area predominantly characterised by employment uses, this relationship will need to be considered to ensure residential amenity. The site is also in proximity of a 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 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. 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 and environmental constraints present. For instance, the site is in proximity of a 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
CRA027X											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.
CRA028	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.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable, achievable. 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 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 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 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.
CRA029	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.	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 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 development. 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
CRA030	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	Viability	The site has been allocated for employment 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	Viability	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. Furthermore, part 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, 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 is linear projecting into the countryside and elements of the site (particularly in the north) are some distance from services and facilities within the town, the amenity value of residents will therefore require some consideration. 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 (apart from a small area located in flood zones 2 and/or 3 - this part 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) 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.
CRA031	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	Viability	The site has been allocated for employment 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	Viability	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. Such constraints include the fact that the site lies alongside the railway line and within an area predominantly characterised by employment uses, this relationship will need to be considered to ensure residential amenity. 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.
CRA032	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	Viability	The site has been allocated for employment 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	Viability	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. Such constraints include the fact that the site lies within an area predominantly characterised by employment uses, this relationship will need to be considered to ensure residential amenity. 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.

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
CRA033	West of Craven Arms Business Park, Craven Arms	Craven Arms	3.71	111	1.48	The site consists of a rectangular agricultural field located to the east of Watling Street and the Craven Arms Business Park.	Character to the south and west is predominantly agricultural. Character to the north is also predominantly agricultural although there is also a small gypsy and traveller site. Character to the west is predominantly commercial, consisting of the Craven Arms Business Park.	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 management of any physical, heritage and environmental constraints present. For instance the site is located adjacent to the Craven Arms Business Park, therefore the relationship between the two sites will require due consideration. Watling street lacks a pedestrian footpath.	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 development subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is located adjacent to the Craven Arms Business Park, therefore the relationship between the two sites will require due consideration. Watling street lacks a pedestrian footpath.
CRA034X	rear of 10 Norton View	Craven Arms	0.19	N/A	N/A						
CRA035X	Grasmere Clun Rd, Craven Arms	Craven Arms	0.10	N/A	N/A						
ELL001	Land off Scotland Street, Ellesmere	Ellesmere	0.35	11	0.14	The site consists of a grassed area fronting Scotland Street and a larger grassed area to the rear of the buildings fronting Scotland Street containing a number of buildings in various conditions and states of disrepair. A tool hire company operates from one of the buildings on the site.	Adjacent uses include residential and retail to the north; east; west; and south east. Land to the south has permission for a medical centre, beyond this is a large supermarket and further residential development.	Not Suitable	The site is not currently suitable for development as approximately 2/3 of this site is located within flood zones 2 and/or 3 and the remainder of the site is below the threshold for this assessment. 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. Furthermore, highways would need to establish if access to the site off Scotland Street is appropriate or if an alternative access is possible. The site is located within the Ellesmere 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 proximity of numerous 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 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 Suitable	The site is not currently suitable for development as approximately 2/3 of this site is located within flood zones 2 and/or 3 and the remainder of the site is below the threshold for this assessment. 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. Furthermore, highways would need to establish if access to the site off Scotland Street is appropriate or if an alternative access is possible. The site is located within the Ellesmere 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 proximity 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.
ELL002	Grange Road employment allocation, Ellesmere	Ellesmere	3.02	91	1.21	An employment allocation to the north of an existing employment site.	To the south is an existing employment site occupied by Fullwood and Bland.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within the settlement development boundary, however it is allocated for employment uses. Therefore open market residential development on the site would 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 it is understood that ground investigations would be necessary. Furthermore the site is within 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. 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, subject to appropriate management of any physical, heritage and environmental constraints present. For instance it is understood that ground investigations would be necessary. Furthermore the site is within 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
ELL003	Land near Blackwater Meadow Marina, Ellesmere	Ellesmere	1.16	35	0.46	The western part of an undulating field, currently used for cattle grazing. There are mature trees located within and forming much of the northern and southern boundaries to the site.	Surrounding uses comprise of low density residential to the north, a canal marina to the south and cricket ground to the west.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the south eastern 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 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 300m of a Scheduled Monument, a Conservation Area and several 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 also adjacent to one Wildlife Site and within 250m of a second Wildlife Site. 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. 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 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 within 300m of a Scheduled Monument, a Conservation Area and several 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 also adjacent to 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.

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
CRA033	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.	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. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for employment development. 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 development, 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.
CRA034X											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.
CRA035X											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.
ELL001	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	The viability of mixed use development is very much dependent on the mix of uses and the location of the potential development site. Consequently, for the purpose of this exercise, where a site is promoted for mixed use development it is assumed that the site is viable for this proposed mix of uses. For other sites where viability is less certain, the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for mixed use development.	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 suitable for development as it is subject to a physical, environmental, or heritage constraint. Specifically much of it is located in flood zones 2 and/or 3, consequently open market residential development 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; furthermore the site is also located within the Ellesmere Conservation Area, therefore development of this site is subject to an assessment of impact on the specified asset(s). If suitable mitigation of any identified adverse impact were possible, the site's development potential would also depend on suitable assessment and management of 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 establishing an appropriate access to the site; and appropriate design which complements the sites setting within the Ellesmere Conservation Area and proximity to listed buildings. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	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. The site is not currently suitable for development as it is subject to a physical, environmental, or heritage constraint and the sites suitability is dependent on whether appropriate mitigation of any impact is possible. Specifically much of it is located in flood zones 2 and/or 3, consequently employment development 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; furthermore the site is also located within the Ellesmere Conservation Area, therefore development of this site is subject to an assessment of impact on the specified asset(s). If suitable mitigation of any identified adverse impact 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 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 establishing an appropriate access to the site; and appropriate design which complements the sites setting within the Ellesmere Conservation Area and proximity to listed buildings. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
ELL002	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	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 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 residential development as it is an allocated employment site, 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.
ELL003	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	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 and commercial history of the County. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Other employment areas exist within smaller settlements and in some rural locations and these will support additional demand and provision. Outside of these areas, there is a traditional dependence on agriculture and related sectors, therefore the formation of new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 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 and 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 its location with respect to two Wildlife Sites and a marina; providing an appropriate access to the site; providing a more defined eastern boundary to the site; its proximity (within 300m) to the Ellesmere Conservation Area; a grade II* listed building, several Grade II Listed Buildings and a Scheduled Monument. 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. 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 only suitable for employment which is considered to be 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. Such constraints include: its location with respect to two Wildlife Sites and a marina; providing an appropriate access to the site; providing a more defined eastern boundary to the site; its proximity (within 300m) to the Ellesmere Conservation Area; a grade II* listed building, several Grade II Listed Buildings and a Scheduled Monument. 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
ELL005	Land South of Oswestry Road, Ellesmere	Ellesmere	7.00	210	2.80	Large undulating site in agricultural use to the south of Ellesmere.	To the north east are the grounds of Lakelands School. To the east, south east and south is an existing allocated site, which has recently received Planning Permission for a mixed use development. To the west (South of Scotland Street) is a single dwelling and its grounds, beyond which is open countryside in agricultural use. To the west (North of Scotland Street) is an industrial estate. To the north west the industrial estate continues and there is also residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located on the southern edge of the settlement, adjacent to but outside of the settlement development boundary (surrounded by the boundary to north, east and west). Consequently open market residential development on the site would currently be contrary to policy. However the site, outside the small area located within flood zones 2 and/or 3, may have long term potential, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the need to provide an appropriate access to the site; the need to provide a more defined south western boundary to the site. The site contains two veteran trees and is within proximity of a number of trees subject to 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 within 300m of a Conservation Area. 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 southern edge of the settlement, adjacent to but outside of the settlement development boundary (surrounded by the boundary to north, east and west). 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, outside of the small area located within flood zone 2 and/or 3, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the need to provide an appropriate access to the site; the need to provide a more defined south western boundary to the site. The site contains two veteran trees and is within proximity of a number of trees subject to 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 within 300m of a Conservation Area. 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.
ELL006	Land at Grange Road, Ellesmere	Ellesmere	2.80	84	1.12	Two fields adjacent to the northern settlement boundary of Ellesmere.	To the north, north west and north east is open countryside, in agricultural use. To the south, south east and south west is residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located to the north of Ellesmere. It is located adjacent to but outside 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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to the site is unclear. Whilst the site has a road frontage on its eastern boundary (Hill Crest), this road is narrow and rural in character. It also offers poor linkage into Ellesmere town. If an appropriate access can be established, then the site may have long term potential. The site is within 300m of a Conservation Area and 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. The site is also within 250m of two Wildlife Sites. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site contains and is within proximity of a number of TPO's, therefore 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located to the north of Ellesmere. It is located adjacent to but outside the settlement development boundary. Consequently employment development on the site 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 management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to the site is unclear. Whilst the site has a road frontage on its eastern boundary (Hill Crest), this road is narrow and rural in character. It also offers poor linkage into Ellesmere town and the wider highway network which is a particular concern for employment development - therefore if the site is appropriate for employment development it is likely to be employment uses without the need for bulky delivery/dispatches e.g. offices. If an appropriate access can be established, then the site may have long term potential. The site is within 300m of a Conservation Area and 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. 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 contains and is within proximity of a number of TPO's, therefore 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.
ELL007	Land off Cherry Drive, Ellesmere	Ellesmere	3.13	94	1.25	Fallow land on the western edge of Ellesmere.	To the north is agricultural land with Planning Permission for residential development (130 dwellings). To the east is residential development. To the south is agricultural land with Planning Permission for employment (extension to Ellesmere Business Park) and west are agricultural fields.	Not Suitable	The site is located to the west of Ellesmere. It is located adjacent to but outside the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore, approximately 2/3 of the site is located within flood zones 2 and/or 3 (south and central part of site) - this portion of the site is unsuitable for development and the proposed submission is for use as open space. The remainder of the site could have some capacity for development however there is currently no obvious means of establishing an access to this portion of the site that would be outside 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 or a suitable alternative access can be demonstrated.	Not Suitable	The site is located to the west of Ellesmere. It is located adjacent to but outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 2/3 of the site is located within flood zones 2 and/or 3 (north and central part of site) - this portion of the site is unsuitable for development and the proposed submission is for use as open space. The remainder of the site could have some capacity for other forms of employment development however there is currently no obvious means of establishing an access to this portion of the site that would be outside 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 or a suitable alternative access can be demonstrated.
ELL008	Land at the Nursery, Oswestry Road, Ellesmere	Ellesmere	1.33	40	0.53	The site consists of three small agricultural fields and a dwelling.	To the north of the site is an employment site. To the east of the site are agricultural fields. To the south of the site are agricultural fields, allocated for development (Planning Permission now secured) for a mixed use development. To the west of the site are agricultural fields (Planning Permission secured for a mixed use development).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located to the south of Ellesmere. It is located adjacent to but outside the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, the portion of the site located outside of flood zones 2/3 may have long term potential for development subject to policy change and appropriate management of any physical, heritage and environmental constraints present. For instance management and mitigation of flood risk and establishing an appropriate access into the site (the site already benefits from an access onto Scotland Street).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located to the south of Ellesmere. It is located adjacent to but outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the portion of the site located outside of flood zones 2/3 may have long term potential for other forms of employment development subject to policy change and appropriate management of any physical, heritage and environmental constraints present. For instance management and mitigation of flood risk and establishing an appropriate access into the site (the site already benefits from an access onto Scotland Street).

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
ELL005	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.	Not Available	The site has been submitted through the 'call for sites' for an alternative use and within this submission 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	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 and commercial history of the County. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Other employment areas exist within smaller settlements and in some rural locations and these will support additional demand and provision. Outside of these areas, there is a traditional dependence on agriculture and related sectors, therefore the formation of new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 (albeit surrounded to the north, east and south by the development boundary), 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 small area of the site located within flood zones 2 and/or 3; the need to provide an appropriate access to the site; the need to provide a more defined south western boundary to the site; its proximity (within 300m) to the Ellesmere conservation area; the presence of two Veteran Tress within the site and the site's proximity to a number of other trees protected by Tree Preservation Orders. 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 only suitable for employment which is considered to be 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 the small area of the site located within flood zones 2 and/or 3; the need to provide an appropriate access to the site; the need to provide a more defined south western boundary to the site; and its proximity (within 300m) to the Ellesmere conservation area; the presence of two Veteran Tress within the site and the site's proximity to a number of other trees protected by Tree Preservation Orders. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
ELL006	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	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 and commercial history of the County. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Other employment areas exist within smaller settlements and in some rural locations and these will support additional demand and provision. Outside of these areas, there is a traditional dependence on agriculture and related sectors, therefore the formation of new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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. Additionally, the ability to provide an appropriate access to the site is unclear. Whilst the site has a road frontage on its eastern boundary (Hill Crest), this road is narrow and rural in character. It also offers poor linkage into Ellesmere town. 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 aforementioned highway access; TPO's on and in proximity to the site; the wildlife sites in proximity of the site; and the conservation area in proximity 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	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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. Additionally, the ability to provide an appropriate access to the site is unclear and of particular concern for employment development. Whilst the site has a road frontage on its eastern boundary (Hill Crest), this road is narrow and rural in character. It also offers poor linkage into Ellesmere town and the wider highway network. The site may have long term potential for other forms of employment, 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 aforementioned highway access; TPO's on and in proximity to the site; the wildlife sites in proximity of the site; and the conservation area in proximity 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.
ELL007	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.	Not Available	The site has been submitted through the 'call for sites' for an alternative use and within this submission 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	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 and commercial history of the County. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Other employment areas exist within smaller settlements and in some rural locations and these will support additional demand and provision. Outside of these areas, there is a traditional dependence on agriculture and related sectors, therefore the formation of new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 suitable for development as it is located adjacent to but outside the settlement development boundary and it therefore contrary to policy. Furthermore, it is also subject to a physical; environmental; or heritage constraints. Specifically approximately 2/3 of the site is located within flood zones 2 and/or 3 (north and central part of site - it has been acknowledged that this portion of the site is unsuitable for development and the proposed submission is for use as open space); the remainder of the site could have some capacity for development however there is currently no obvious means of establishing an access to this portion of the site that would be located outside flood zones 2 (the proposed submission includes an access located within flood zone 2). Consequently open market residential development 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. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of 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 managing any potential impact on the wider highway network.	Rejected	It is understood that the site is not available for employment development. Viability and achievability of the site is 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 to the west of Ellesmere. It is located adjacent to but outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 2/3 of the site is located within flood zones 2 and/or 3 (north and central part of site) - this portion of the site is unsuitable for development and the proposed submission is for use as open space. The remainder of the site could have some capacity for other forms of employment development however there is currently no obvious means of establishing an access to this portion of the site that would be outside flood zone 2. Consequently employment development 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. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of 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 managing any potential impact on the wider highway network.
ELL008	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 submission confirms that employment development would be viable on the site. To support this conclusion on the achievability and viability of development, those sites that have the greatest potential for development will be subjected to a separate viability assessment.	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 portion of the site located outside of flood zones 2 and/or 3 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 flood risk and highways 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	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The portion of the site outside flood zones 2 and/or 3 may have long term potential for other forms of employment development, 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 flood risk and highways 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
ELL009	Station Building, Brownlow Road, Ellesmere	Ellesmere	0.32	10	0.13	The former station building (listed) and its immediate grounds. The wider site has been granted planning permission for a residential development (14/01744/OUT granted on the 13/11/2015).	To the south is residential development. To the north, east and west is the former station yard, which now benefits from permission for residential development.	Not Suitable	The site is a brownfield site located within the Ellesmere development boundary. Its wider yard has been granted permission for residential development. However the access to the site is located within flood zone 3, consequently 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. Furthermore, the site contains a Listed Building, therefore development is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this 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 Conservation Area and one or more other listed buildings. 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.	Currently Suitable - Subject to Further Detailed Assessment	The site is an existing employment/brownfield site located within the Ellesmere development boundary. As the site is in existing employment use, an alternative employment use which does not require consent could occur. If an alternative employment use was proposed that required consent, as the access to the site is located within flood zone 3, it 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. Furthermore, the site contains a Listed Building, therefore development is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this 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 Conservation Area and one or more other listed buildings. 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.
ELL010	Land off Church Street, Ellesmere	Ellesmere	0.69	21	0.27	The site comprises an open green field which slopes down to the edge of The Mere. The site is located behind the row of properties that front Church / Talbot Street.	Surrounding uses are predominately residential and leisure (tennis courts, putting green etc) related to The Mere. A number of small business uses also front Talbot and Church Streets.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the eastern development boundary for Ellesmere. Consequently open market residential development on the site would currently be contrary to policy. However 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 ability to establish a highway access would be dependent on highway comments. The site is within the Ellesmere 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 Scheduled Monument and several 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. Finally, the site's western boundary is within 30m of 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the eastern development boundary for Ellesmere. 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 development, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to establish a highway access would be dependent on highway comments. The site is within the Ellesmere 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 Scheduled Monument and several 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. Finally, the site's western boundary is within 30m of 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.
ELL013	Fullwood and Bland, Grange Road, Ellesmere	Ellesmere	3.36	101	1.35	The site is currently occupied by Fullwood Ltd which manufactures dairy equipment. It is characterised by large industrial buildings, areas of open storage, and areas of hard standing for vehicular parking/movements.	The site adjoins residential development to the south and east; agricultural land (allocated for employment development) to the north and north west; and previously developed land with Planning Permission for residential development to the south west	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within the Ellesmere settlement boundary. However the site is a protected employment site and as such open market residential development would be contrary to policy. The site does however have long term potential for residential development subject to a policy change and appropriate re-location/intensification of the existing business. A very small part of the site is within the Ellesmere Conservation Area, therefore development of the 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 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 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.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Ellesmere settlement boundary and is a protected employment site and as such employment development on the site would be consistent with policy. However the site is located within proximity of the Ellesmere Conservation Area (a very small portion is within the site boundary) and one or more listed buildings. Consequently development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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. Consequently development is subject to an assessment of impact on the locally designated site(s) within proximity of the site. The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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.
ELL015	Land adj. cemetery, Ellesmere	Ellesmere	1.00	30	0.40	An overgrown field to the east of Swan Hill Road and north of the cemetery. It slopes down towards the Mere.	To the south is the cemetery; to the east and north east is a wooded belt and the Mere. To the north west and west is housing.	Not Suitable	The site is unsuitable for residential development as it is located adjacent to but outside of the development boundary, consequently it is contrary to policy. Furthermore, the site is part of a Wildlife Site. Development would lead to a significant adverse effect on a locally designated site and as such is contrary to policy.	Not Suitable	The site is unsuitable for employment development as it is located 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 is part of a Wildlife Site. Development would lead to a significant adverse effect on a locally designated site and as such is contrary to 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
ELL009	Currently Available	The Station Yard was subject to Planning Permission 14/01744/OUT for residential development (granted on the 13/11/2015). Within this permission it was suggested that the Station Building was available for conversion to apartments - application to follow this scheme. The site was also represented during the recent call for sites (as part of a larger submission with the wider site).	Availability Unknown	The site is an existing employment site. Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for an alternative employment use. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development. This site was promoted during the recent call for sites (2017) but for an alternative use.	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 and commercial history of the County. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Other employment areas exist within smaller settlements and in some rural locations and these will support additional demand and provision. Outside of these areas, there is a traditional dependence on agriculture and related sectors, therefore the formation of new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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) for residential development. However the access to the site is located within flood zone 3, consequently 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. Furthermore, the site contains a Listed Building which would require due consideration.	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 existing employment use which does not require consent could occur. If an alternative employment use was proposed that required consent, as the access to the site is located within flood zone 3, it 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. Furthermore, the site contains a Listed Building, therefore development is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this 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 Conservation Area and one or more other listed buildings. 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.
ELL010	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 purposes 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 and commercial history of the County. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Other employment areas exist within smaller settlements and in some rural locations and these will support additional demand and provision. Outside of these areas, there is a traditional dependence on agriculture and related sectors, therefore the formation of new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 is located within the Ellesmere Conservation Area. If suitable mitigation of any identified adverse effect on the significance of this constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of 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 the site is within proximity of one or more scheduled monuments and listed buildings; and the site is located within proximity of a wildlife site; the site is located in proximity to a TPO and the ability to provide an appropriate access to the site would depend on 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	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 only suitable for employment which is considered to be 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 Ellesmere Conservation Area. If suitable mitigation of an identified adverse effect on the significance of this constraint were possible, the sites development potential for other forms of employment would also depend on appropriate changes to policies affecting this location; and suitable management of 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 the site is within proximity of one or more scheduled monuments and listed buildings; and the site is located within proximity of a wildlife site; the site is located in proximity to a TPO and the ability to provide an appropriate access to the site would depend on highway comments. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
ELL013	Not Available	The site is currently occupied and in productive use. 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.	Availability Unknown	The site is currently in employment use. It is unclear if the site has capacity for intensification.	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 and commercial history of the County. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Other employment areas exist within smaller settlements and in some rural locations and these will support additional demand and provision. Outside of these areas, there is a traditional dependence on agriculture and related sectors, therefore the formation of new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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). As the site is currently occupied and in productive use it is not considered available. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However whilst the site is located within the settlement development boundary, it is not currently suitable for residential development as it is a protected employment site. The site may have long term potential, subject to confirmation of its availability; re-location/intensification of the existing business; 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 site's location within a Conservation Area (albeit a very small portion of the site is so affected); proximity to one or more Listed Buildings; and a proximity to a Wildlife 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 suitable for employment development as it is located within the settlement boundary and is a protected employment site (intensification - subject to appropriate design or replacement of the existing business if they relocate). This is subject to confirmation of the sites availability, achievability and viability; and suitable assessment and 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 location within a Conservation Area (albeit a very small portion of the site is so affected); proximity to one or more Listed Buildings; and a proximity to a Wildlife site. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
ELL015	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.	Not Available	The site has been submitted through the 'call for sites' for an alternative use and within this submission 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	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 and commercial history of the County. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Other employment areas exist within smaller settlements and in some rural locations and these will support additional demand and provision. Outside of these areas, there is a traditional dependence on agriculture and related sectors, therefore the formation of new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 not considered suitable for residential development as it is located adjacent to but outside the development boundary and is therefore contrary to policy. Development is also contrary to policy as the site forms part of a Wildlife Site. Other constraints include the presence of Veteran Trees and Tree Preservation Orders within the site and within 30m of site boundary as well as the site's proximity to a Conservation Area and several Listed Buildings. The ability to establish a safe highway access would be dependent on highway comments.	Rejected	The sites availability; achievability and viability are unknown. Furthermore the site is not considered suitable for employment development as it forms part of a wildlife site. Additionally, it is located within proximity of a conservation area and a number of listed buildings; and the ability to establish a safe highway access would be dependent on highway comments.

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
ELL019	Land south of Canal, Ellesmere	Ellesmere	4.26	128	1.70	An irregularly shaped, linear agricultural field located between the Shropshire Union Canal and Birch Road.	To the south, east and west (beyond the canal) are agricultural fields. The field to the west (beyond the canal) was allocated for development within the SAMDev Plan and has recently achieved outline planning permission for a mixed use development. To the north is a developed area containing a number of buildings in use as dwelling/businesses. To the north east is the marina.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside (separated by the canal) from the settlement 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 management of any physical, heritage and environmental constraints present. For instance the ability to establish an appropriate highway access into the site and from the site into the wider network is subject to highway approval. The site is adjacent to 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site also contains a number of Veteran Trees. 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. Additionally 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	The site is located adjacent to but outside (separated by the canal) from the settlement 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 development, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to establish an appropriate highway access into the site and from the site into the wider network is subject to highway approval. The site is adjacent to 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site also contains a number of Veteran Trees. 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. Additionally 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.
ELL020	Land west of Grange Road, Ellesmere	Ellesmere	4.69	141	1.88	Irregularly shaped greenfield site in agricultural use to the north of Ellesmere.	Some scattered mature residential uses on Grange Road to the east. An agricultural fields (pasture) (allocated for employment use within the Local Plan) to the south. Further agricultural fields to the west and north.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlement boundary. However, the portion of the settlement boundary to which it is adjacent is currently an agricultural field, albeit allocated for employment uses. 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 management of any physical, heritage and environmental constraints present. For instance the ability to provide a suitable access to the site is subject to highway comments and the site is irregularly shaped and does not have defensible boundaries. Additionally, 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. There is also a Veteran Tree within 30m of the site boundary. 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 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 adjacent to but outside the built form of the settlement (it is adjacent to an agricultural field allocated for employment use). As such employment development is limited to small scale rural enterprise and diversification schemes. However 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 ability to provide a suitable access to the site is subject to highway comments and the site is irregularly shaped and does not have defensible boundaries. Additionally, 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. There is also a Veteran Tree within 30m of the site boundary. 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 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.
ELL023X	At Grange Road	Ellesmere	0.04	N/A	N/A						
ELL024	Land East of Teal Drive, Ellesmere	Ellesmere	3.39	102	1.36	The site consists of two adjoining agricultural fields located to the north of Ellesmere.	Agricultural uses to the north and east. Residential to the west. Wooded area to the south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located to the north of Ellesmere. It is located adjacent to but outside the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, much of the site may have long term potential, subject to appropriate policy changes and management of any physical, heritage and environmental constraints. This excludes a small area of the site which contains part of an adjacent amenity green space, which is not suitable for development unless suitable alternative provision can be made. Other constraints to the site include the need to demonstrate an appropriate access approved by the highways team. The site also contains and is in proximity to a number of trees subject to 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. 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 conservation area and list 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 Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located to the north of Ellesmere. It is located adjacent to but outside the settlement development boundary. Consequently employment development on the site is limited to small scale rural enterprise and diversification schemes. However, much of 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. This excludes a small area of the site which contains part of an adjacent amenity green space, which is not suitable for development unless suitable alternative provision can be made. Other constraints to the site include the need to demonstrate an appropriate access approved by the highways team. The site also contains and is in proximity to a number of trees subject to 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. 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 conservation area and list 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.
ELL024a	Land East of Teal Drive (Parcel A), Ellesmere	Ellesmere	1.86	56	0.74	The site consists of an agricultural field located to the north of Ellesmere.	Agricultural uses to the north and east. Residential to the west. Wooded area to the south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located to the north of Ellesmere. It is located adjacent to but outside the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. However, much of the site may have long term potential, subject to appropriate policy changes and management of any physical, heritage and environmental constraints. This excludes a small area of the site which contains part of an adjacent amenity green space, which is not suitable for development unless suitable alternative provision can be made. Other constraints to the site include the need to demonstrate an appropriate access approved by the highways team. The site also contains and is in proximity to a number of trees subject to 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. 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 conservation area and list 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 Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located to the north of Ellesmere. It is located adjacent to but outside the settlement development boundary. Consequently employment development on the site is limited to small scale rural enterprise and diversification schemes. However, much of 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. This excludes a small area of the site which contains part of an adjacent amenity green space, which is not suitable for development unless suitable alternative provision can be made. Other constraints to the site include the need to demonstrate an appropriate access approved by the highways team. The site also contains and is in proximity to a number of trees subject to 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. 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 conservation area and list 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.

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
ELL019	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	The site has been represented for residential, employment or mixed use development within the 'call for sites' 2017. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial and commercial history of the County. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Other employment areas exist within smaller settlements and in some rural locations and these will support additional demand and provision. Outside of these areas, there is a traditional dependence on agriculture and related sectors, therefore the formation of new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for employment development or are suitable for development in other respects.	Achievable	Viability	The site has been represented for residential, employment or mixed use development within the 'call for sites' 2017. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial and commercial history of the County. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Other employment areas exist within smaller settlements and in some rural locations and these will support additional demand and provision. Outside of these areas, there is a traditional dependence on agriculture and related sectors, therefore the formation of new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 open countryside; consequently open market residential development is contrary to policy. The site is also subject to environmental and heritage constraint and the site's suitability is subject to appropriate assessment and management of the impact on these natural and historic assets. Specifically, the site contains a number of Veteran Trees; it is within 250m of a Wildlife Site, part of the site is within a Conservation Area and the site also contains 4 Listed Buildings. If suitable management and/or mitigation measures for these identified constraint were shown to be possible and acceptable, the sites development potential would also depend on appropriate changes to policies affecting this location and suitable management of other physical constraints present: the ability to establish an appropriate highway access into the site and from the site into the wider network is subject to highway approval. Other constraints may be informed by input from relevant service areas and infrastructure providers. The site's suitability is also subject to 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 the site is only suitable for employment which is considered to be small scale rural enterprise and diversification schemes, although the site is subject to environmental and heritage constraint and the site's suitability is subject to appropriate assessment and management of the impact on these natural and historic assets. Specifically, the site contains a number of Veteran Trees; it is within 250m of a Wildlife Site and part of the site is within a Conservation Area and the site also contains 4 Listed Buildings. If suitable management and/or mitigation measures for these identified constraint were shown to be possible and acceptable, the sites development potential for other forms of employment development would also depend on appropriate changes to policies affecting this location and suitable management of other physical constraints present: the ability to establish an appropriate highway access into the site and from the site into the wider network is subject to highway approval. Other constraints may be informed by input from relevant service areas and infrastructure providers. The site's suitability is also subject to the outcome of a visual impact and landscape sensitivity assessment.
ELL020	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	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 and commercial history of the County. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Other employment areas exist within smaller settlements and in some rural locations and these will support additional demand and provision. Outside of these areas, there is a traditional dependence on agriculture and related sectors, therefore the formation of new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 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; the irregular shape of the site and its development boundaries; and the sites proximity to a Wildlife Site, a Veteran Tree and a 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	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 only suitable for employment which is considered to be 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) specifically the sites proximity to a Wildlife Site, a Veteran Tree and a Listed Building. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
ELL023X											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.
ELL024	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	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 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 - This excludes a small area of the site which contains part of an adjacent amenity green space, which is not suitable for development. 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 only suitable for employment which is considered to be 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 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 - This excludes a small area of the site which contains part of an adjacent amenity green space, which is not suitable for development. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
ELL024a	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	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 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 - This excludes a small area of the site which contains part of an adjacent amenity green space, which is not suitable for development. 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 only suitable for employment which is considered to be 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 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 - This excludes a small area of the site which contains part of an adjacent amenity green space, which is not suitable for development. 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
ELL024b	Land East of Teal Drive (Parcel A), Ellesmere	Ellesmere	1.51	45	0.60	The site consists of an agricultural field located to the north of Ellesmere.	Agricultural uses to the north and east. Residential to the west. Wooded area to the south.	Not Suitable	The site is located to the north of Ellesmere. It is located adjacent to but outside 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, it is therefore dependent on the development of an adjacent site (albeit in the same ownership) to provide an access - the suitability of any future access is subject to highway approval. As a result in isolation the site is unsuitable for development.	Not Suitable	The site is located to the north of Ellesmere. It is located adjacent to but outside 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, it is therefore dependent on the development of an adjacent site (albeit in the same ownership) to provide an access - the suitability of any future access is subject to highway approval. As a result in isolation the site is unsuitable for development.
ELL025	Land at Scott's Victoria Garage, Scotland Street, Ellesmere	Ellesmere	0.25	7	0.10	Garage site consisting of a garage building and forecourt with rear parking and ancillary vacant land.	To the north are residential dwellings. To the south is an area of vacant scrubland with Outline Planning Permission for a medical centre. To the east are residential dwellings and shops on the road frontage and underused buildings and grassland to the rear of the frontage.	Not Suitable	The site is not currently suitable for development as it is predominantly 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. Furthermore, highways would need to establish if the existing access to the site off Scotland Street is appropriate or if an alternative access is possible. There is potential contamination on the site, which would need to be suitably assessed and mitigated. The site is located within the Ellesmere 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 proximity of numerous 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 not currently suitable for development as approximately 2/3 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. Furthermore, highways would need to establish if access to the site off Scotland Street is appropriate or if an alternative access is possible. There is potential contamination on the site, which would need to be suitably assessed and mitigated. The site is located within the Ellesmere 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 proximity 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.
ELL026	Land off Elson Rd, Ellesmere	Ellesmere	12.12	364	4.85	A series of agricultural fields to the west of Ellesmere.	Land to the east consists of existing residential development and land with Planning Permission for a residential development. To the north is a ribbon of residential development along Elson Road. To the south and west are agricultural fields.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside the settlement development boundary for Ellesmere. Therefore open market residential development would be contrary to policy. However the site, excluding the small area located within flood zones 2 and/or 3, may have long term potential subject to appropriate changes to policy and management of any physical, heritage and environmental constraints. The site contains several TPO's and is in proximity to a number of TPO's and 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. 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 adjacent to but outside the settlement development boundary for Ellesmere. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site, excluding the small area located within flood zones 2 and/or 3, may have long term potential subject to appropriate changes to policy and management of any physical, heritage and environmental constraints. The site contains several TPO's and is in proximity to a number of TPO's and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
ELL027	Land off Grange Road, Ellesmere	Ellesmere	1.54	46	0.62	A small wedge of agricultural land located to the north of Ellesmere.	To the north east is an employment allocation; to the south west is a previously developed site with Planning Permission for residential development; to the south east is existing residential development; and to the north west is agricultural land.	Not Suitable	The site is located adjacent to but outside the settlement development boundary. Therefore open market residential development is contrary to policy. The site is also currently landlocked, with the ability to provide an appropriate access to the site dependent on the layout on the adjacent employment allocation. Consequently the site is rejected as there is no certainty that the site can be accessed. There are however adjacent sites which subject to design, could provide highway access to the site. This site may therefore have potential as part of a wider development site.	Not Suitable	The site is located adjacent to but outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site is also currently landlocked, with the ability to provide an appropriate access to the site dependent on the layout on the adjacent employment allocation. Consequently the site is rejected as there is no certainty that the site can be accessed. There are however adjacent sites which subject to design, could provide highway access to the site. This site may therefore have potential as part of a wider development site.

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
ELL024b	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 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 have a road frontage, it is therefore dependent on the development of an adjacent site (albeit in the same ownership) to provide an access - the suitability of any future access is subject to highway approval. As a result in isolation the site is 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 only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. However, the site does not have a road frontage, it is therefore dependent on the development of an adjacent site (albeit in the same ownership) to provide an access - the suitability of any future access is subject to highway approval. As a result in isolation the site is unsuitable for development.
ELL025	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 suitable for development as it is subject to a physical; environmental; or heritage constraint. Specifically much of it is located in flood zones 2 and/or 3, consequently open market residential development 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; furthermore the site is also located within the Ellesmere Conservation Area, therefore development of this site is subject to an assessment of impact on the specified asset(s). If suitable mitigation of this identified constraints were possible, the sites development potential would also depend on suitable management of 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 establishing an appropriate access to the site; assessing and managing any contamination; confirming the sites availability, achievability and viability; and appropriate design which complements the sites setting within the Ellesmere Conservation Area and proximity to listed buildings. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not suitable for development as it is subject to a physical; environmental; or heritage constraint. Specifically much of it is located in flood zones 2 and/or 3, consequently employment development 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; furthermore the site is also located within the Ellesmere Conservation Area, therefore development of this site is subject to an assessment of impact on the specified asset(s). If suitable mitigation of this identified constraints were possible, the sites development potential would also depend on suitable management of 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 establishing an appropriate access to the site; assessing and managing any contamination; confirming the sites availability, achievability and viability; and appropriate design which complements the sites setting within the Ellesmere Conservation Area and proximity to listed buildings. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
ELL026	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 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 flood risk for part of the site, the presence of trees subject to Tree Preservation Orders and site's proximity to a number of Veteran Trees. 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, excluding the small area in flood zones 2 and/or 3 is only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment, excluding the area in flood zone 2 and/or 3, 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 flood risk for part of the site, the presence of trees subject to Tree Preservation Orders and site's proximity to a number of Veteran Trees. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
ELL027	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 located adjacent to but outside the development boundary, therefore residential development is contrary to policy. Furthermore the site is currently landlocked, with the ability to provide an appropriate access to the site dependent on the layout on the adjacent employment allocation.	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 the site is currently landlocked, with the ability to provide an appropriate access to the site dependent on the layout on the adjacent employment allocation.

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
ELL028	Ellesmere Business Park Phase 2, Oswestry Road, Ellesmere	Ellesmere	6.15	185	2.46	An employment allocation to the north of an existing employment site.	To the south is an existing employment site. To the west and north are agricultural fields. To the east is an area of open space and housing.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within the settlement development boundary, however it is allocated for employment uses. Therefore open market residential development on the site would be contrary to policy. The site, outside the area located within flood zones 2 and/or 3, 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 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. 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, subject to appropriate management of any physical, heritage and environmental constraints present. For instance, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
ELL029	Land to the rear of Berwyn View, Ellesmere	Ellesmere	0.82	25	0.33	The site is a public open space within the settlement of Ellesmere.	Surrounding character is predominantly residential to the east; educational (and residential beyond) to the north; agricultural to the west; and agricultural (land allocated for mixed use development) to the south.	Not Suitable	The site is located adjacent to but outside the settlement development boundary. As such it is not suitable for open market residential development. Furthermore, the site comprises an identified outdoor sports facility. 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. The site is therefore unsuitable for development.	Not Suitable	The site is located adjacent to but outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site comprises an identified outdoor sports facility. 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. The site is therefore unsuitable for development.
GVH001X	Gravel Hill Farm, Gravels Hill	Gravels Hill near Shrewsbury	0.19	N/A	N/A						
HNN001	St Mary's Corner, Woodhill Road, Highley	Highley	0.24	7	0.09	The site is vacant grass land located on Woodhill Road, within the settlement boundary.	Surrounding uses include residential to the east; a row of residential properties and then open countryside to the south; a public house and open countryside to the west; and a public house, open countryside and a residential barn complex to the north.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Highley development boundary and within a predominantly residential area. Therefore the site is suitable for residential development. However, the site is within 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. 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 Highley development boundary, therefore the site is suitable for employment development. However, the site is within 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. However, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
HNN002	Land at Rhea Hall, Highley	Highley	0.30	9	0.12	Small undeveloped site adjacent to Rhea Hall and some distance from Highley. Access via narrow tracks.	Surrounding character is predominantly agricultural, with the exception of Rhea Hall to the north of the site and a caravan park to the east of the site (separated from the site by an agricultural field/estate grounds).	Not Suitable	The site is unsuitable for residential development as it is located in a rural location detached from the settlement boundary. Additionally the only current potential access to the site is down a narrow track. The suitability of this point of access is unclear and would be subject to approval by the highways team. Furthermore pedestrian and cycle links on this track are limited. The site is also adjacent to 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. 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.	Not Suitable	The site is located in a rural location detached from the settlement boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is detached from the built form of the settlement and is therefore not suitable for other forms of employment development. Additionally, the only current potential access to the site is down a narrow track. The suitability of this point of access is unclear and would be subject to approval by the highways team. Furthermore pedestrian and cycle links on this track are limited. The site is also adjacent to 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. 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.
HNN003X	Highley Garage	Highley	0.19	N/A	N/A						
HNN004	Land at Hazelwells Road, Highley	Highley	12.28	368	4.91	Large cornfield sloping up away from edge of settlement. The northern portion of the site contains a row of Pylons going east-west across site. The southern portion of the site contains an existing allotment which would likely represent the point of access to the site, unless it was to come forward in conjunction with the adjacent site (HNN017).	Land to the north, east and south is predominantly agricultural in character. Land to the west is predominantly residential in character (beyond a small strip of this agricultural field which has been promoted independently).	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 5% of the site is identified as an allotment. As such this element 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. If the policy position changes, the remainder of the site may become suitable subject to appropriate management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to the site is unclear and subject to highway approval. The site slopes up away from the settlement and is prominent. There are pylons on the site. The site is within 30m of several trees subject to Tree Preservation Orders. 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 a 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. However, approximately 5% of the site is identified as an allotment. As such this element 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. If the policy position changes, the remainder of the site may become suitable for other forms of employment subject to appropriate management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to the site is unclear and subject to highway approval. The site slopes up away from the settlement and is prominent. There are pylons on the site. The site is within 30m of several trees subject to Tree Preservation Orders. 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 a 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.

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
ELL028	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	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 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 allocated employment site, 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.
ELL029	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 currently suitable for development as it is an allocated employment site, consequently open market residential development is contrary to policy. Furthermore, the site comprises an identified outdoor sports facility, 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However as the site is located outside the development boundary it is only suitable for employment development that is limited to small scale rural enterprise and diversification schemes. Furthermore, the site comprises an identified outdoor sports facility, 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
GVH001X											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.
HNN001	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 suitable, 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. 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. Such constraints include the site's proximity to ancient woodland, trees subject to TPOs and 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 considered suitable. 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. 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. Such constraints include the site's proximity to ancient woodland, trees subject to TPOs and 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.
HNN002	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 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 a rural location detached from the settlement boundary. Additionally the only current potential access to the site is down a narrow track. The suitability of this point of access is unclear and would be subject to approval by the highways team. Furthermore pedestrian and cycle links on this track are limited.	Rejected	The site availability; achievability and viability are unknown. However the site is not considered suitable for forms of employment development other than scale rural enterprise and diversification schemes as it is in a rural location detached from the settlement boundary. Additionally the only current potential access to the site is down a narrow track. The suitability of this point of access is unclear and would be subject to approval by the highways team. Furthermore pedestrian and cycle links on this track are limited.
HNN003X											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.
HNN004	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.	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. Furthermore, approximately 5% of the site is identified as an allotment. As such this element 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 currently only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. It does however 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. Such constraints include the ability to provide an appropriate access to 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, approximately 5% of the site is identified as an allotment. As such this element 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 currently only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. It does however 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. Such constraints include the ability to provide an appropriate access to 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
HNN006	Land to the South West of Highley	Highley	21.51	645	8.60	Pasture land consisting of a number of relatively flat grass fields separated by small hedges with mature trees. The site contains a small pond. Ground slopes gradually from Netherton Lane up to edge of the village to the east. The site is fairly open with views to the village.	Land to the south and west is predominantly agricultural in character. Land to the north consists of a new residential development. Land to the east is a mix of residential development and a couple of small agricultural fields.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but beyond the settlement development boundary, consequently residential development on the site is currently contrary to policy. However the site may have long term potential subject to appropriate policy changes and management of physical, environmental and heritage constraints. For instance, the ability to provide an appropriate access to the site is unclear. The sites western boundary is formed by Netherton Lane however this is a very rural road and its suitability to serve this site is uncertain and subject to highway approval. Furthermore a road access at this point would limit the sites east-west inter-connectivity with Highley. Furthermore 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. 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. 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. 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 lies adjacent to but beyond 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 appropriate policy changes and management of physical, environmental and heritage constraints. For instance, the ability to provide an appropriate access to the site is unclear. The sites western boundary is formed by Netherton Lane however this is a very rural road and its suitability to serve this site is uncertain and subject to highway approval. Furthermore a road access at this point would limit the sites east-west inter-connectivity with Highley. Furthermore 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. 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.
HNN008	Land to the South East of Highley	Highley	8.24	247	3.30	A series of agricultural fields steeply sloping down from the edge of the settlement to the river valley. The site is situated on the eastern edge of the river valley.	Character to the north, east and south is predominantly agricultural. To the west is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but beyond the settlement development boundary, consequently residential development on the site is currently contrary to policy. However the site may have long term potential subject to appropriate policy changes and management of physical, environmental and heritage constraints. For instance, the potential access roads are very narrow and rural in character, their ability to provide suitable access to the site would be subject to highway approval. The site also has a sloping topography away from the settlement towards the river valley, which could impact on the type and layout of any potential development. The site contains a listed building therefore development would be subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this 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 being undertaken and the conclusions reached. Furthermore the site is also in proximity of one or more 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. 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but beyond 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 appropriate policy changes and management of physical, environmental and heritage constraints. For instance, the potential access roads are very narrow and rural in character, their ability to provide suitable access to the site would be subject to highway approval and impact on the type of employment uses suitable. The site also has a sloping topography away from the settlement towards the river valley, this could represent a significant constraint for employment development which tends to favour larger flatter sites. Due to the sites proximity to residential development, it is only likely to be suitable for office based employment. The site contains a listed building therefore development would be subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this 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 being undertaken and the conclusions reached. Furthermore the site is also in proximity of one or more 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. 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.
HNN009	Land to the north west of Highley	Highley	1.30	39	0.52	The north western portion of an agricultural field. It is separated from the built form of the settlement by the south eastern portion of the field (assessed separately).	The surrounding character is primarily agricultural.	Not Suitable	The site is rejected as there is no obvious point of access at this time. Furthermore the site is separated from the built form of Highley by the remainder of the same agricultural field (promoted separately). It also projects into the countryside.	Not Suitable	The site is rejected as there is no obvious point of access at this time. Furthermore the site is separated from the built form of Highley by the remainder of the same agricultural field (promoted separately). It also projects into the countryside.
HNN010	Land to the south of Redstone Drive, Highley	Highley	2.77	83	1.11	Grazing and scrub land on edge of settlement, gradually sloping down away from settlement. A footpath across site. Whilst there is no direct access to the site, it is understood that a legal agreement exists between the owner of 79 Redstone Drive and the owner of this site.	Land to the west is primarily agricultural in character. Land to the north, south and east is primarily residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to (north, east and southern site boundaries) but outside the settlement's development boundary. Therefore residential development on the site would be contrary to policy. The site does have some long term potential subject to appropriate changes to policy and management of physical, heritage and environmental constraints; specifically, confirmation that vehicular, pedestrian and cycle access can be established. There is also a need for appropriate investigation of the former quarry/infill site. Additionally, the site is in proximity of one or more 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. 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 (north, east and southern site boundaries) but outside the settlements development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site does have some long term potential for other forms of employment, subject to appropriate changes to policy and management of physical, heritage and environmental constraints. Particularly confirmation that vehicular, pedestrian and cycle access can be established - the potential points of access and surrounding uses are likely to limit the potential employment uses on the site to office based. There is also a need for appropriate investigation of the former quarry/infill site. Additionally, the site is in proximity of one or more 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
HNN006	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.	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 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 site's proximity to ancient woodland, a wildlife site, a Conservation Area and several Listed Buildings. 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 only suitable for employment which is considered to be 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 the site's proximity to ancient woodland, a wildlife site, a Conservation Area and several Listed Buildings. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
HNN008	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.	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. 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 potential access roads are very narrow and rural in character, the site contains a listed building, is within 300m of a Conservation Area and other Listed Buildings and is within 250m of a Wildlife Site. If assessment shows no significant adverse effect on these constraints, and/or mitigation of harm to these identified constraints 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 only suitable for employment which is considered to be 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 potential access roads are very narrow and rural in character, the site contains a listed building, is within 300m of a Conservation Area and other Listed Buildings and is within 250m of a Wildlife Site. If assessment shows no significant adverse effect on these constraints, and/or mitigation of harm to these identified constraints were possible, the sites development potential for other forms of employment 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.
HNN009	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. 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	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. 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. However the site is not considered suitable for development as there is no obvious point of access at this time. Furthermore the site is separated from the built form of Highley by the remainder of the same agricultural field (promoted separately) and projects into the countryside.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development as there is no obvious point of access at this time. Furthermore the site is separated from the built form of Highley by the remainder of the same agricultural field (promoted separately) and projects into the countryside.
HNN010	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 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.	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 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 vehicular, cycle and pedestrian access needs to be established. It is understood that a legal agreement exists between the owner of 79 Redstone Drive and the owner of this site, if so the suitability of this access would be subject to highway approval. An alternative point of access would be via the narrow lane at the corner of Church St/Silverdale Terrace, however this would also be subject to highway approval. If neither of these points of access are possible, the site is unlikely to be suitable for development. 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; 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 the site's proximity to one or more Listed Buildings and 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; their representatives; and any further necessary viability assessment work. However the site is only suitable for employment which is considered to be 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 vehicular, cycle and pedestrian access needs to be established. It is understood that a legal agreement exists between the owner of 79 Redstone Drive and the owner of this site, if so the suitability of this access would be subject to highway approval. An alternative point of access would be via the narrow lane at the corner of Church St/Silverdale Terrace, however this would also be subject to highway approval. If neither of these points of access are possible, the site is unlikely to be suitable for development. 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; 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 the site's proximity to a Conservation Area and one or more Listed Buildings. 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
HNN013	Land at Woodhill Farm, Highley	Highley	0.54	16	0.21	Site is located to the north of Highley, on land directly south-east of Woodhill Farm and west of Woodhill Road.	Character to the north and west is predominantly agricultural, although there are also large rural dwellings on large plots. Character to the east is predominantly residential. To the south is a variety of land uses, including a public house, an area of hardstanding, a grassed area, two large rural dwellings and beyond these uses is an agricultural field.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but beyond the settlement development boundary. Consequently residential development on the site is currently contrary to policy. However the site may have long term potential subject to policy change and management of relevant constraints. Such as the site is in 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. 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 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. 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 lies adjacent to but beyond 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 change and management of relevant constraints. Such as the site is in 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. 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
HNN014	East of Bridgnorth Road, Highley	Highley	0.73	22	0.29	The site consists of parts of two agricultural fields, primarily to the rear of properties on Bridgnorth road, but including a potential access point to the side of properties on Bridgnorth Road.	To the south are residential properties and their curtilages. To the north and east are agricultural fields. To the west are residential properties and their curtilages and Bridgnorth Road.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but beyond the settlement development boundary. Consequently residential development on the site is currently contrary to policy. However the site may have long term potential subject to policy change and management of relevant constraints. The site is in proximity to a 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. 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 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 topography of the site will require due consideration. The suitability of any access will require highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but beyond 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 change and management of relevant constraints. The site is in proximity to a 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. 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 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 topography of the site will require due consideration. The suitability of any access will require highway approval.
HNN015	West of Woodhill Road, Highley	Highley	0.92	28	0.37	Agricultural field to the north east of Highley.	Land to the north, west and south is predominantly agricultural in character. There is a barn complex (converted to residential) to the south west of the site - the access road to this complex forms the southern boundary of the site. There is a single dwelling and its curtilage immediately to the north of the site forming the sites northern boundary. To the east is Woodhill Road forming the sites eastern boundary beyond which is a residential area within Highley.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but beyond the settlement development boundary. Consequently residential development on the site is currently contrary to policy. However the site may have long term potential subject to policy change and management of relevant constraints. The site is in proximity to a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. 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 lies adjacent to but beyond 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 change and management of relevant constraints. The site is in proximity to a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
HNN016	Land South of Oak Street, Highley	Highley	5.42	163	2.17	The site consists of three agricultural fields to the west of Highley. There is a potential access point included within the site boundary onto Bridgnorth Road.	Land to the north is predominantly agricultural. Land to the south and west is predominantly residential. Land to the east is a mix of agricultural and leisure (caravan complex).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but beyond the settlement development boundary. Consequently residential development on the site is currently contrary to policy. However the site may have long term potential subject to policy change and management of relevant constraints. The site is in proximity to a 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. 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 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 topography of the site will require due consideration. The suitability of any access will require highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but beyond 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 change and management of relevant constraints. The site is in proximity to a 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. 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 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 topography of the site will require due consideration. The suitability of any access will require highway approval.
HNN017	Land North East of Hazelwells Road, Highley	Highley	0.92	28	0.37	Linear strip of agricultural land, consisting of part of an agricultural field, following the northern edge of Hazelwells Road to the north of Highley.	Land to the north and east is predominantly agricultural. Land to the south and west is predominantly agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but beyond the settlement development boundary. Consequently residential development on the site is currently contrary to policy. However the site may have long term potential subject to policy change and management of relevant constraints. There is no obvious northern boundary to the site. The site is in proximity to a 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. 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 lies adjacent to but beyond 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 change and management of relevant constraints. There is no obvious northern boundary to the site. The site is in proximity to a 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. 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
HNN018	Land off Netherton Lane, South of Highley	Highley	3.30	99	1.32	Agricultural field to the west of Netherton Lane. The site is isolated from the built form of Highley.	Surrounding land is predominantly agricultural in nature. To the north of the site (separated by a field) is a holiday chalet complex. There are a small number of isolated homes to the east of the site.	Not Suitable	The site is located in an isolated location distant from any settlements. Consequently residential development is contrary to policy. As the site is in an isolated location it is not considered to have any future potential for residential development.	Not Suitable	The site is located in an isolated location distant from any settlements. As such employment development is limited to small scale rural enterprise and diversification schemes. As the site is in an isolated location it is not considered to have any future potential for other forms of employment development.
HNN019	The Stables Bridgnorth Road, Highley	Highley	2.22	67	0.89	Two agricultural fields to the west of Highley. The fields are contained by an access road to the south; residential curtilages to the north; hedgerow field boundaries to the west and a road to the east.	Agricultural to the south and west. Residential to the north and east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies adjacent to but beyond the settlement development boundary. Consequently residential development on the site is currently contrary to policy. However the site may have long term potential subject to policy change and management of relevant constraints. The site is in proximity to a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in 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. 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 conservation area, therefore development is subject to an assessment of impact on the significance of the setting of the 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 lies adjacent to but beyond 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 change and management of relevant constraints. The site is in proximity to a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in 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. 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 conservation area, therefore development is subject to an assessment of impact on the significance of the setting of the 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.
HNN021	Off Netherton Lane, Highley	Highley	1.98	59	0.79	A rectangular site located to the south of Highley. The site is predominantly greenfield but does include access roads and car parking for the adjacent commercial units. There is also an area which was subject to previous quarrying and subsequent landfill use.	Immediate character to south and east is predominantly commercial beyond which it is agricultural. Character to the north and west is predominantly agricultural. Character to the north east is residential.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Highley development boundary. As such the principle of residential development on the site is established. Suitability is subject to appropriate management of the physical, heritage and environmental constraints. For instance part of the site was subject to previous quarrying and subsequent landfill uses, this will require due consideration. The site is adjacent to existing commercial units. The relationship between these units and any residential development on this site will require due consideration. The site contains and is in proximity of trees subject to TPO protection, 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 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.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Highley development boundary. As such the principle of employment development on the site is established. Suitability is subject to appropriate management of the physical, heritage and environmental constraints. For instance part of the site was subject to previous quarrying and subsequent landfill uses, this will require due consideration. The site is adjacent to existing commercial units. The relationship between these units and any residential development on this site will require due consideration. The site contains and is in proximity of trees subject to TPO protection, 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 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.
JKD001	Land to north of The Woodlands, Jackfield, Broseley	Jackfield, Broseley	0.64	19	0.26	Densely wooded site located to the north east of Jackfield near to the Jackfield Tile Museum.	Surrounding character is a mix of residential, to north west and south and agricultural/woodland and a leisure to the west.	Not Suitable	The site is located adjacent to but outside the development boundary. As such, open market residential development is contrary to policy. Furthermore, the site is heavily wooded and these trees are subject to a group TPO protection, as such it is not possible to develop the site without resulting in an unacceptable harm to these trees. Additionally, the site is located within a conservation area and a world heritage site, 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 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 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 ability to provide an appropriate access to the site is subject to highway approval.	Not Suitable	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. However, the site is heavily wooded and these trees are subject to a group TPO protection, as such it is not possible to develop the site without resulting in an unacceptable harm to these trees. Additionally, the site is located within a conservation area and a world heritage site, 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 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 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 ability to provide an appropriate access to the site is subject to highway approval.
JKD002	Land off Calcutts Road, Jackfield, Broseley	Jackfield, Broseley	0.39	12	0.16	The site consists of a single residential dwelling and its extensive curtilage.	Surrounding character is a mix of commercial and residential.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Broseley development boundary. Therefore the site is suitable for development subject to management of any physical, heritage and environmental constraints present. For instance the site contains a wooded strip along its southern boundary which is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also located within a world heritage site and 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 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. 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is adjacent to a protected employment site, this will require due consideration and may require appropriate buffering.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Broseley development boundary. Therefore the site is suitable for development subject to management of any physical, heritage and environmental constraints present. For instance the site contains a wooded strip along its southern boundary which is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also located within a world heritage site and 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 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. 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
HNN018	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.	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	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 as it is in an isolated location and thus development would be contrary to policy.	Rejected	Availability, achievability and viability of the site are unknown. However the site is located in an isolated location distant from any settlements. As such employment development is limited to small scale rural enterprise and diversification schemes. As the site is in an isolated location it is not considered to have any future potential for other forms of employment development.
HNN019	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	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 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 site's proximity to a number of trees that are subject to Tree Preservation Orders and its proximity to 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	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 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 site's proximity to a number of trees that are subject to Tree Preservation Orders and its proximity to 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.
HNN021	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.	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.	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 the subject of either a refused or withdrawn Planning Application 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.	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 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.	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 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.
JKD001	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	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 is located adjacent to but outside the development boundary. As such, open market residential development is contrary to policy. Furthermore, the site is heavily wooded and these trees are subject to a group TPO protection, as such it is not possible to develop the site without resulting in an unacceptable harm to these trees. Additionally, the site is located within a conservation area and a world heritage site.	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 located adjacent to but outside the development boundary. As such, mixed use development is contrary to policy. Furthermore, the site is heavily wooded and these trees are subject to a group TPO protection, as such it is not possible to develop the site without resulting in an unacceptable harm to these trees. Additionally, the site is located within a conservation area and a world heritage site.
JKD002	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	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 also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site contains a wooded strip along its southern boundary which is subject to TPO protection. The site is also located within a world heritage site and a conservation area. If suitable mitigation of this identified constraint were possible, the sites 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. 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 however considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site contains a wooded strip along its southern boundary which is subject to TPO protection. The site is also located within a world heritage site and a conservation area. 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; 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
JKD003	The Rock Metal Works, Calcutts Road, Jackfield, Broseley	Jackfield, Broseley	1.43	43	0.57	The site consists of the Rock Metal Works Site (a protected employment site) and its associated landscaping.	Surrounding character is a mix of commercial, residential, agricultural and woodland.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is a protected employment site. 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 and environmental constraints present. For instance the site is an existing employment site and may be subject to contamination which will require due consideration. The site is adjacent to another protected employment site, this will require due consideration and may require appropriate buffering. Much of the site is located within a world heritage site and 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 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.	Currently Suitable - Subject to Further Detailed Assessment	The site is a protected employment site. As such employment development is suitable in principle. Suitability is subject to management of any physical, heritage and environmental constraints present. For instance the site is an existing employment site and may be subject to contamination which will require due consideration. The site is adjacent to another protected employment site, this will require due consideration and may require appropriate buffering. Much of the site is located within a world heritage site and 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 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.
JKD004	Land off Ironbridge Road, Jackfield, Broseley	Jackfield, Broseley	1.69	51	0.68	The site consists of an agricultural field located to the east of Broseley.	Character to the west is predominantly residential. Character to the north is a mix of residential and agricultural. Character to the east and south is predominantly agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. 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 and environmental constraints present. For instance the ability to provide an appropriate access to the site is subject to highway approval. The site is in proximity of a world heritage site and 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. The site is also in proximity of a tree 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 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 management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to the site is subject to highway approval. The site is in proximity of a world heritage site and 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. The site is also in proximity of a tree 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.
LCA001	Land adjacent to Fabric Cottages, Longford, Market Drayton	Longford near Market Drayton	3.17	95	1.27	The site consists of a series of small agricultural fields located between the settlement of Longford and a protected employment allocation (the Muller/Culina Site), which is located to the west of Market Drayton.	Character to the east and west is predominantly agricultural. Character to the north is residential, beyond which it is agricultural. Character to the south is commercial.	Not Suitable	The site is located adjacent to but outside the Market Drayton development boundary. However the site is also located adjacent to the built form of the village of Longford. The site is the entirety of the gap between Longford and Market Drayton. As such open market residential development is contrary to policy and is not considered to have long term potential.	Not Suitable	The site is located adjacent to but outside the Market Drayton development boundary. However the site is also located adjacent to the built form of the village of Longford. The site is the entirety of the gap between Longford and Market Drayton. 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.
LUD004	Lower Barns Farm, South of Ludlow	Ludford near Ludlow	62.72	1882	25.09	The site is south of the built form and the development boundary of Ludlow. The River Teme wraps around the border on the north and east side. There are some minor roads running through the site between the retail stores and the dwellings, from east to west. The site is otherwise all agricultural, with the only access off Overton Road to the west	The site is partly surrounded by the River Teme, with the built form of Ludlow to the north beyond the river. Otherwise the site is surrounded by agricultural land, with some residential the west side on Lower Barns Road, with a water reclamation works to the south	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 a small portion of the site is located in Flood Zones 2 and/or 3, these elements of the site will 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. Ultimately the site is not considered to have long term potential for development as it is separated from the settlement of Ludlow by the River Teme, which represents a significant physical barrier and is also an identified wildlife site. The site is therefore more closely associated with the settlement of Ludford, which is considered countryside, the site is also of a scale that is disproportionate to this settlement. Additionally, the only potential road connectivity is that at Lower Barns Road, which is a very narrow road which serves housing at Ludford, this is not likely to be considered appropriate to serve the development of this site - the ability to provide an appropriate access is subject to approval by the highways authority. The site is also in proximity to 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 250m of a Wildlife Site and a RIG, therefore 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 trees subject to 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. The site is also within 300m of a Scheduled Monument, a Conservation Area and several 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 adjacent to but outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore a small portion of the site is located in Flood Zones 2 and/or 3, these elements of the site will 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. Ultimately the site is not considered to have long term potential for other forms of employment development as it is separated from the settlement of Ludlow by the River Teme, which represents a significant physical barrier and is also an identified wildlife site. The site is therefore more closely associated with the settlement of Ludford, which is considered countryside, the site is also of a scale that is disproportionate to this settlement. Additionally, the only potential road connectivity is that at Lower Barns Road, which is a very narrow road which serves housing at Ludford, this is not likely to be considered appropriate to serve the development of this site - the ability to provide an appropriate access is subject to approval by the highways authority. The site is also in proximity to 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 250m of a Wildlife Site and a RIG, therefore 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 trees subject to 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. The site is also within 300m of a Scheduled Monument, a Conservation Area and several 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.
LUD010	Land at west of Overton Road, Ludlow	Ludford near Ludlow	5.88	176	2.35	Site situated on Overton Road approximately 0.5km to the south of Ludlow development boundary. Site comprises open agricultural land adjacent to Overton Road along its Eastern boundary. Northern and Western boundaries are predominantly agricultural whilst to the south is a band of deciduous woodland. Site slopes slightly upwards away from, Overton Rd.	Undulating agricultural. Well-separated dwellings to northern and southern boundaries of the site. Planning permission granted 26 May 2017 in the field to the west of the site for the erection of 4 glamping units for holiday accommodation.	Not Suitable	The site is distant from the settlement of Ludlow, being more closely associated with the rural settlement of Ludford - classified as countryside. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to this rural location; its separation from the settlement of Ludlow; and the size of the site in comparison to the existing settlement of Ludford it is not considered to have long term potential for development.	Not Suitable	The site is distant from the settlement of Ludlow, being more closely associated with the rural settlement of Ludford - classified as countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to this rural location; its separation from the settlement of Ludlow; and the size of the site in comparison to the existing settlement of Ludford 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
JKD003	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 the subject of a current Planning Application for a relevant use, and 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.	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 the subject of a current Planning Application. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 much of the site is a protected employment site, 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 within a world heritage site and a conservation area. 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.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment). However, suitability is subject to appropriate management of the physical, environmental; or heritage constraints present. Specifically the site is located within a world heritage site and a conservation area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate 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.
JKD004	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.	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 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.
LCA001	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 to be available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable as it is located adjacent to but outside the development boundary and forms the entirety of the gap between Longford and Market Drayton.	Rejected	Availability, achievability and viability are unknown. However the site is not considered suitable as it is located adjacent to but outside the development boundary and forms the entirety of the gap between Longford and Market Drayton.
LUD004	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; their representatives; and any further necessary viability assessment work. 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; furthermore a small portion of the site is located in flood zones 2 and/or 3; the site is separated from the settlement of Ludlow by the River Teme, which represents a significant physical barrier and is also an identified wildlife site; the site is more closely associated with the settlement of Ludford, which is considered countryside and the site is also of a scale that is disproportionate to this settlement; additionally, the only potential road connectivity is that at Lower Barns Road, which is a very narrow road which serves housing at Ludford, this is not likely to be considered appropriate to serve the development of this site.	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 located in the countryside where only employment considered to be small scale rural enterprise and diversification schemes are appropriate; furthermore a small portion of the site is located in flood zones 2 and/or 3; the site is separated from the settlement of Ludlow by the River Teme, which represents a significant physical barrier and is also an identified wildlife site; the site is more closely associated with the settlement of Ludford, which is considered countryside and the site is also of a scale that is disproportionate to this settlement; additionally, the only potential road connectivity is that at Lower Barns Road, which is a very narrow road which serves housing at Ludford, this is not likely to be considered appropriate to serve the development of this site.
LUD010	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 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 considered suitable for residential development as it is located in the countryside and separated from the built form of the settlement of Ludlow.	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 considered suitable for residential development as it is located in the countryside and separated from the built form of the settlement of Ludlow.

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
LUD013	Lower Barns Farm adj. B4361, Ludlow	Ludford near Ludlow	24.10	723	9.64	The site situated on Overton Road approximately 0.5km to the south of the built form of Ludlow and its development boundary. The site is bordered by the Overton Road (4361) to its western boundary and is agricultural in nature sloping gently away from the road towards the River Teme	The site is bordered by the Overton Road (4361) to its western boundary. To the south is agricultural land and to the west is further agricultural land which forms party of site SLAA Reference LUD0004. To the north is a strip of woodland which separates the site from the residential development along Lower Barns Road. On the opposite side of the road is further land currently in agricultural use which forms site SLAA Reference LUD010.	Not Suitable	The site is distant from the settlement of Ludlow, being more closely associated with the rural settlement of Ludford - classified as countryside. Consequently, open market residential development on the site is currently contrary to Local Pan policy. Due to this rural location; its separation from the settlement of Ludlow; and the size of the site in comparison to the existing settlement of Ludford it is not considered to have long term potential for development. Furthermore, the ability to provide an appropriate access to and into the site is subject to Highways Approval.	Not Suitable	The site is distant from the settlement of Ludlow, being more closely associated with the rural settlement of Ludford - classified as countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to this rural location; its separation from the settlement of Ludlow; and the size of the site in comparison to the existing settlement of Ludford it is not considered to have long term potential for other forms of employment development. Furthermore, the ability to provide an appropriate access to and into the site is subject to Highways Approval.
LUD051	Pendeford, Lower Barns Road, Ludford	Ludford near Ludlow	0.71	21	0.28	The site consists of a single dwelling and its large curtilage.	Character to the east is predominantly residential. Character to the north is woodland. Character to the east and south is predominantly agricultural.	Not Suitable	The site is distant from the settlement of Ludlow, being more closely associated with the rural settlement of Ludford - classified as countryside. Consequently, open market residential development on the site is currently contrary to Local Pan policy. Due to this rural location and its separation from the settlement of Ludlow it is not considered to have long term potential for development. Furthermore, the ability to provide an appropriate access to and into the site is subject to Highways Approval.	Not Suitable	The site is distant from the settlement of Ludlow, being more closely associated with the rural settlement of Ludford - classified as countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to this rural location; its separation from the settlement of Ludlow it is not considered to have long term potential for other forms of employment development. Furthermore, the ability to provide an appropriate access to and into the site is subject to Highways Approval.
LUD001	Elm Lodge, Fishmore, Ludlow	Ludlow	5.40	162	2.16	Currently a 9 hole golf course to the north of Ludlow, the site lies just north of the A49 directly east of the River Corve.	The built form of Ludlow lies south-east of the site across the A49. The site is surrounded on its north, east and west side by agricultural land, with the A49 directly to the south. Elm Lodge B&B sits just north of the site, Acorn Place B&B just to the east and a haulage yard to the north 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. 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. Part of the site is also located within Flood Zones 2 and/or 3, this area of the site would 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.	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 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. Part of the site is also located within Flood Zones 2 and/or 3, this area of the site would 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.
LUD005	21 New Street, Ludlow	Ludlow	0.06	5	0.03	Large plot containing a single residential dwelling.	Primarily residential. Adjacent similar sized plot contains 9 apartments.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Ludlow development boundary and is considered to represent a suitable location for residential development, subject to appropriate management of any physical, heritage and environmental constraints. For instance, the site is located within proximity of one or more 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. 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 Ludlow development boundary, due to the primarily residential nature of the area, it is likely that only office based employment would be considered to represent appropriate. Suitability is subject to appropriate management of any physical, heritage and environmental constraints. For instance, the site is located within proximity of one or more 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
LUD006X	Sheep Sales Field Linney	Ludlow	0.08	N/A	N/A						
LUD007X	The Gospel Hall, Clee View	Ludlow	0.10	N/A	N/A						
LUD012	Sheep Sales Field Linney, Ludlow	Ludlow	0.42	13	0.17	An undeveloped field with frontage to Linney (road) to the east of the plot. Adjacent plots to north and south have long-standing residential development whilst the land remains agricultural to the west.	To north, south and east adjacent to existing development within the conservation area which is tightly packed based on medieval plot patterns. To west (rear of plot) is undeveloped land overlooking the flood meadows towards the Rivers Corve and Teme.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. Consequently, open market residential development on the site is currently contrary to Local Pan policy. Furthermore, around 60% 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 remainder of the site is unlikely to have capacity for 5 or more dwellings, however it does theoretically has long term potential for residential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance access to the site would be from the Linney which is a narrow street and the likely site access is opposite a bend in the road, the suitability of such an access would be subject to approval by the Highway Authority. The site is located within 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. 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 adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, around 60% 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 remainder of the site is unlikely to have capacity for 500m2 of employment floorspace, however it does theoretically has long term potential for office based employment development (likely to be the most suitable form of employment given the setting of the site) subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance access to the site would be from the Linney which is a narrow street and the likely site access is opposite a bend in the road, the suitability of such an access would be subject to approval by the Highway Authority. The site is located within 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. 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.

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
LUD013	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 considered suitable for residential development as it is located in the countryside and separated from the built form of the settlement of Ludlow.	Rejected	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 necessary further viability assessments. However the site is not considered suitable for employment development, other than small scale rural enterprise and diversification schemes, as it is located in the countryside and separated from the built form of the settlement of Ludlow.
LUD051	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	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, viable and achievable (subject to any further necessary viability assessment). However the site is not considered suitable for residential development as it is located in the countryside and separated from the built form of the settlement of Ludlow.	Rejected	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 necessary further viability assessments. However the site is not considered suitable for employment development, other than small scale rural enterprise and diversification schemes, as it is located in the countryside and separated from the built form of the settlement of Ludlow.
LUD001	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 this matter. 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). 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. Furthermore, 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. Part of the site is also located within Flood Zones 2 and/or 3, this area of the site would 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.	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, as such employment development is limited to small scale rural enterprise and diversification schemes. 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 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. Part of the site is also located within Flood Zones 2 and/or 3, this area of the site would 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.
LUD005	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; likely to become available; achievable; and viable (subject to any further necessary viability assessment) for residential development. 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 considered suitable for office based employment, other forms of employment are less likely to be appropriate given the predominantly residential nature of the area. 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. Therefore the site has 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.
LUD006X											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.
LUD007X											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.
LUD012	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 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.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered to be available, achievable and viable for development. However it is not considered suitable as it is located adjacent to but outside the development boundary, consequently, open market residential development on the site is currently contrary to Local Plan policy. Furthermore, around 60% 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 remainder of the site is unlikely to have capacity for 5 or more dwellings, however it does theoretically have long term potential for residential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present; 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	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 necessary viability assessments. However as the site is located adjacent to but outside the development boundary, suitable employment uses are limited to small scale rural enterprise and diversification schemes. Furthermore, around 60% 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 remainder of the site is unlikely to have capacity for 500m2 of employment development, however it does theoretically have long term potential for forms of employment development other than small scale rural enterprise and diversification schemes, subject to confirmation of its availability, achievability and viability; appropriate policy changes and management of any physical, heritage and environmental constraints present; and the outcome of a visual impact and landscape sensitivity assessment. A particular constraint in this location is the setting which is likely to limit the appropriate forms of employment to those which are office based. 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
LUD019	Rocks Green, Ludlow	Ludlow	12.90	387	5.16	A site that is formed of two adjoining blocks, the smaller element of which, adjacent to the A49 and Rock Green Road and the Dun Cow Road estate already has Outline permission for the erection of a food store and associated development which is currently occupied by an informal traveller site. The larger element of the site which adjoins the smaller element is formed of two large fields located behind the ribbon development to the northern side of Rocks Green Rd. In nature this larger element is agricultural and slopes reasonably gently away from Rock Green with views across open countryside. The site falls outside of the current development boundary.	The site lies to the east of the A49 which effectively forms the development boundary for Ludlow although this has been breached in this location by the Dun Cow Road estate. The site would form a considerable extension to the development formed by that scheme to the northern side of Rock Green Road. With the exception of Rock Green village centred on the Nelson public house and the existing ribbon development that would lie between Rock Green Rd and any scheme the surrounding area is agricultural with far reaching views to the north/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. Part of the site has planning permission for a food store. 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 separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration. Additionally, the sites topography means that it is visually prominent.	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. Part of the site has planning permission for a food store. 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 separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration. Additionally, the sites topography means that it is visually prominent.
LUD022	Morris Bufton Galdeford, Ludlow	Ludlow	1.36	41	0.55	At the Gravel Hill end this site is currently used as a sales site for trailers and occupies land between the railway line and well established development along Lower Galdeford. The site is long and quite narrow in places with access at either end onto Lower Galdeford and Gravel Hill. The site slopes markedly downwards from Gravel Hill.	The site is surrounded on three sides by predominantly residential development with some Office/Commercial development including the telephone exchange on Lower Galdeford. The fourth side is formed by the railway line which lies within a cutting at this point.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the Ludlow development boundary so the principle of development is accepted subject to management of any physical, heritage and environmental constraints. These include consideration of any loss of employment. The site is in proximity of a Scheduled Monument, Conservation Area and one or more Listed Buildings, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. If the consent for a retail unit on part of the site is implemented, this will need to be excluded from the developable area.	Currently Suitable - Subject to Further Detailed Assessment	The site is within the Ludlow development boundary so the principle of development is accepted subject to material considerations. The site is in proximity of a Scheduled Monument, Conservation Area and one or more Listed Buildings, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. If the consent for a retail unit on part of the site is implemented, this will need to be excluded from the developable area.
LUD024	Land at Weeping Cross Lane, Ludlow	Ludlow	0.78	23	0.31	A flat, roughly square plot of land facing onto Weeping Cross Lane to the east. The site is currently occupied by a Tyre Replacement outlet and Van Hire depot. Currently designated as "Protected Employment Land".	The surrounding area is of a very mixed nature comprising some residential to the south, primary school playing fields to the west and fire station to the north. The site is bounded to the east by Weeping Cross Lane on the opposite side of which is a large business unit.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is protected employment land within the development boundary and as such residential development is contrary to policy. However 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also adjacent to a scheduled monument and 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. 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 protected employment land within the development boundary and as such employment development is acceptable in principle, subject to management of any physical, heritage and environmental constraints present. For instance 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also adjacent to a scheduled monument and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
LUD025	Temeside/Weeping Cross Lane, Ludlow	Ludlow	1.40	42	0.56	The site is flat and is situated on the corner of Weeping Cross Lane and Temeside. The site was previously used for the manufacture of gas and its distribution (dated 1891). It now has a varied use with a number of users occupying the site with retail, motor repair, motor repair and furniture sales being present. Currently designated as "Protected Employment Land".	The main use immediately adjacent to the north and west of the site is residential. The eastern boundary is formed by Weeping Cross Lane whilst the southern boundary is formed by Temeside. Across the road from the site on Weeping Cross Lane is a business unit, whilst on the opposite side of the road on Temeside are houses which back onto the River Teme.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is protected employment land within the development boundary and 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 and environmental constraints present. For instance 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also adjacent to a scheduled monument and 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. 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 protected employment land within the development boundary and as such employment development is acceptable in principle, subject to management of any physical, heritage and environmental constraints present. For instance 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also adjacent to a scheduled monument and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
LUD027	Land rear of Steventon New Road, Ludlow	Ludlow	0.55	16	0.22	The site is formed by a parcel of land to the rear of one and two storey dwellings on the north east side of Steventon New Road. The site is currently used as open space and a children's play area which for the main part is reasonably flat but then slopes upwards to the north east to form a railway embankment.	To the north west, south west and south east the site is surrounded by residential development. The railway line comprises the remaining site boundary.	Not Suitable	The site is within the Ludlow development boundary. However, approximately 35% of the site is identified children's play area. As such this element 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 does not have vehicular access so is unsuitable for development.	Not Suitable	The site is within the Ludlow development boundary. However, approximately 35% of the site is identified children's play area. As such this element 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 does not have vehicular access so 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
LUD019	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	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 (excluding that area with permission for a food store), 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 the countryside appropriate employment development is limited to small scale rural enterprise and diversification schemes. The site (excluding that area with permission for a food store), 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.
LUD022	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	Elements of the site are subject to recent development proposals and/or are occupied. 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. The site is a broad location and Shropshire Council Officers have been unable to determine whether the site is available for development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests 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 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 currently suitable for development as it is located within the development boundary where the principle of development is accepted subject to management of any physical, heritage and environmental constraints. These include the implications of any loss of employment; and the site's proximity to a SSSI, a Scheduled Monument, a Conservation Area and several Listed Buildings. Additionally, if the consent for a retail unit on part of the site is implemented, this will need to be excluded from the developable area.	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 currently suitable for development as it is located within the development boundary where the principle of development is accepted subject to management of any physical, heritage and environmental constraints. These include the site's proximity to a SSSI, a Scheduled Monument, a Conservation Area and several Listed Buildings. Additionally, if the consent for a retail unit on part of the site is implemented, this will need to be excluded from the developable area. Long term potential is also subject to confirmation of its availability, achievability and viability.
LUD024	Availability Unknown	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.	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). The sites 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 residential development as it is located within a protected employment area. The site may have long term potential subject to 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	The sites availability, viability and achievability is unknown, where necessary this will be informed by further discussions with landowners and/or their representatives and any necessary viability assessment. The site is however considered suitable for employment development subject to confirmation of its 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.
LUD025	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). The sites 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 residential development as it is located within a protected employment area. The site may have long term potential subject to 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	The sites availability, viability and achievability is unknown, where necessary this will be informed by further discussions with landowners and/or their representatives and any necessary viability assessment. The site is however considered suitable for employment development subject to confirmation of its 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.
LUD027	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. The viability of the scheme will become clearer once the arrangements for the delivery of the scheme are known, in particular the access to the site. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there 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 does not have vehicular access so is unsuitable for development. Additionally, approximately 35% of the site is identified children's play area. As such this element 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 site does not have vehicular access so is unsuitable for development. Additionally, approximately 35% of the site is identified children's play area. As such this element 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
LUD028	Land off Fishmore Road, Ludlow	Ludlow	3.86	116	1.54	A fairly flat site in agricultural use to the north of Ludlow on the northern side of the A49 and therefore outside of the development boundary. The site is bounded to the west by the access road to Redhill and to the south and east by Fishmore Road. The site is bordered to the north by other fields and a bed and breakfast establishment.	The surrounding area is largely agricultural in nature with widely dispersed dwellings adjacent to the site. The site lies just to the north of the A49, south of which the urban form of Ludlow starts to become apparent.	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 to and into the site is subject to highway approval. The site is separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration. The site is also 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. 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 subject to relevant changes to policy and management of any physical, heritage and environmental constraints. For instance, the ability to provide an appropriate access to and into the site is subject to highway approval. The site is separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration. The site is also 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
LUD031X	Land adj. to Castle Meadow The Linney	Ludlow	0.08	N/A	N/A						
LUD032	Ludlow Town Football Club, Ludlow	Ludlow	2.82	85	1.13	The site is formed by a flat area of grass between the A49 (north of the site) and the rear of the Ludlow AFC Football Club stadium (south of the site)	To the west of the site the land use remains agricultural whilst immediately to the south/south west of the site is situated the Ludlow AFC football stadium. Separated from the site by an access road and row of trees residential development exists to the east of the site. To the north of the site sits the Bromfield Road acceleration lane forming a junction with the A49 Trunk Road	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, much of the site comprises an 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 site is also within 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 30m of trees subject to TPOs. 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 a 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 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, much of the site comprises an 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 site is also within 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 30m of trees subject to TPOs. 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 a 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.
LUD037	Land at Coronation Avenue/ Bromfield Road, Ludlow	Ludlow	0.59	18	0.24	A site situated to the north eastern side of the Bromfield Road/Coronation Avenue/Burway Lane Junction in Ludlow. The site is currently occupied by a variety of uses including a haulage yard, some large sheds and a residential dwelling. The site falls within the Development Boundary.	To the rear of the site (north east) is a small area of pasture land which in turn is bounded by the River Corve. To the north western boundary is a single residential dwelling which in turn is bordered by a Motor Vehicle Dealership (Ludlow Motors). To the south eastern corner of the site is a vehicle repair garage. The site is bounded to the west and south by Bromfield Road to its junction with Coronation Avenue and Burway Lane. To the opposite side of Bromfield Road is a builders yard and some pasture land.	Not Suitable	The site is within the Ludlow development boundary so the principle of development subject to material considerations is accepted in policy terms. However, the site is not currently suitable for development as approximately 73% 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. The remainder of the site is of limited capacity, and is primarily occupied by a single dwelling.	Not Suitable	The site is within the Ludlow development boundary so the principle of development subject to material considerations is accepted in policy terms. However, the site is not currently suitable for development as approximately 73% 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. The remainder of the site is of limited capacity, and is primarily occupied by a single dwelling.
LUD038	Current Hospital Site, Ludlow	Ludlow	1.22	36	0.49	The site is currently occupied by the Ludlow Hospital and the range of services that it provides. The site is formed of a number of buildings of varying age with associated car parking and some limited open space between the buildings. Due to the nature of the current use of the site there is the potential for some contamination.	The site is surrounded predominantly by established residential development and some local retail provision.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Ludlow development boundary so the principle of development is established in policy terms, subject to management of any physical, heritage and environmental constraints. For instance the site is currently in use as a Hospital, alternative provision of these services will need to be considered. The site also contains a Grade II Listed Building, as a result it is likely that only a development which involves the conversion of this building will be appropriate, furthermore development would be 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 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. 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 Ludlow development boundary so the principle of development is established in policy terms, subject to management of any physical, heritage and environmental constraints. For instance the site is currently in use as a Hospital, alternative provision of these services will need to be considered. The site also contains a Grade II Listed Building, as a result it is likely that only a development which involves the conversion of this building will be appropriate, furthermore development would be 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
LUD039X	Linney Wall Garden, Ludlow	Ludlow	0.09	N/A	N/A						
LUD040	Camp Lane, Ludlow	Ludlow	0.60	18	0.24	The site is a long (east-west - approx. 200m) narrow (north-south, approx. 20 m at its mid point) and follows the line of Camp Lane. The falls away from Camp Lane but is relatively level east-west. The site appears to be open space/garden in nature with views over pastureland to the River Teme to the south. The boundary to Camp Lane is skirted by a tall wall of historic character which has a single gated point of access adjacent to The Lodge.	Development to the northern side of Camp Lane is of a dense historic nature and is separated from the site by tall walls either side of Camp Lane which is a narrow road. To its southern/south western boundary the site looked downwards towards the River Teme. At either end of the site is a dwelling The Lodge to the west, Maryvale to the east. The site falls between two of the Town Gates (Mill and Dinham) and is close to the Town Wall. There are allotments to the south eastern end of the site.	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 is not suitable for development as it does not appear to have any form of access. The site is separated from Camp Lane by an attractive historic wall. It also contains and is likely to form part of the setting for a Scheduled Monument and two Listed Buildings. Consequently 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. This site is therefore 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 is not suitable for development as it does not appear to have any form of access. The site is separated from Camp Lane by an attractive historic wall. It also contains and is likely to form part of the setting for a Scheduled Monument and two Listed Buildings. Consequently 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. 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
LUD028	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, albeit these are somewhat distant from this 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, albeit these are somewhat distant from this site. However, as the site is located in the countryside where appropriate 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 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.
LUD031X											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.
LUD032	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	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	For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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. Furthermore, much of the site comprises an 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.	Rejected	The site is available. 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 the countryside, as such the site is only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. However, much of the site comprises an 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.
LUD037	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	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 currently suitable for development as approximately 73% 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. The remainder of the site is of limited capacity, and is primarily occupied by a single dwelling.	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 currently suitable for development as approximately 73% 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. The remainder of the site is of limited capacity, and is primarily occupied by a single dwelling.
LUD038	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. The site is located within the Ludlow development boundary so the principle of development is established in policy terms, subject to material considerations; confirmation of its availability 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. Such constraints include the presence of a Listed Building on 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 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. The site is located within the Ludlow development boundary so the principle of development is established in policy terms, subject to material considerations; confirmation of its availability, achievability and viability; 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. Such constraints include the presence of a Listed Building on the site.
LUD039X											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.
LUD040	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	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 assessments. 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 does not appear to have any form of access, as it is separated from Camp Lane by an attractive historic wall. The site also contains and is likely to form part of the setting of a Scheduled Monument and two Listed Buildings, consequently 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.	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. The site is located in the countryside, therefore suitable employment is limited to small scale rural enterprise and diversification schemes. However, the site does not appear to have any form of access, as it is separated from Camp Lane by an attractive historic wall. The site also contains and is likely to form part of the setting of a Scheduled Monument and two Listed Buildings, consequently 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.

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
LUD041	Land to the North of Sheet Road Development Site, Ludlow	Ludlow	26.01	780	10.40	This predominantly level site comprises a large tract of open agricultural land directly to the north of the Ludlow Eco park Business Estate and Park and Ride. The site is bounded to the west by the A49. It is immediately adjacent to the Development Boundary.	To the north and east the site is bounded by agricultural land and associated development. To the south is the Ludlow Park & Ride car park. To the immediate west of the site is the A49 on the opposite side at this point being employment development.	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 to and into the site is subject to highway approval. There is potential to provide an access via the existing Park and Ride site or through the proposed development at the Eco Park. The site is separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 30m of trees subject to 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. 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, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 ability to provide an appropriate access to and into the site is subject to highway approval. There is potential to provide an access via the existing Park and Ride site or through the proposed development at the Eco Park. The site is separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 30m of trees subject to 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. 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, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
LUD042	Adj. Linney House, Ludlow	Ludlow	0.58	17	0.23	A heavily wooded greenfield site located to the west of Ludlow.	Character to the north and west is predominantly agricultural. Character to the south is woodland. Character to the east is primarily residential (many on large plots).	Not Suitable	The majority of the site is located adjacent to but outside the development boundary. Therefore residential development is contrary to policy. Approximately 25% of the site is located within flood zone 2, around 20% of the site is located in flood zone 3, elements of the site within either flood zones 2 and/or 3 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 heavily wooded and these trees are subject to TPO protection - development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. Due to the extent and number of these trees, it is not considered that the site has any long term potential. The site is also 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 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. 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Suitable	The majority of 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. However, approximately 25% of the site is located within flood zone 2, around 20% of the site is located in flood zone 3, elements of the site within either flood zones 2 and/or 3 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 heavily wooded and these trees are subject to TPO protection - development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. Due to the extent and number of these trees, it is not considered that the site has any long term potential. The site is also 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 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. 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
LUD043	West of Burway Lane, Ludlow	Ludlow	0.58	17	0.23	The site, to the south of Burway Lane, is formed by the northern part of a field on the edge of Ludlow outside but adjacent to the development boundary. The field is in agricultural use and slopes gently downwards NE-SW towards the R.Teme	To the opposite side of Burway Lane are the playing fields of Ludlow CoE School and the rear of the leisure centre. There is a row of dwellings along Burford Lane to the east of the site whilst to the west and south 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. These include the fact that the potential access road is very narrow, its suitability to serve the development of this site is subject to highway approval. The site is in proximity to a SSSI, meaning 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, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a Listed Building 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. 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. These include the fact that the potential access road is very narrow, its suitability to serve the development of this site is subject to highway approval. The site is in proximity to a SSSI, meaning 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, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a Listed Building 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
LUD044	Land East of Fishmore Road North of the A49, Ludlow	Ludlow	21.24	637	8.50	To the south of the site lies the A49 beyond which is the built form of Ludlow. The site slopes gently upwards SE-NW and Fishmore Brook traverses the site in a roughly NE-SW direction a line shared by a dismantled railway line.	To the south of the site is the A49 beyond which is the built form of Ludlow. The other sides of the site are predominantly bound by agricultural land with a dwelling called the Gardeners Cottage inset to the northern boundary of the site and the Hotel known as Fishmore Hall nearby to the north 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, the ability to provide an appropriate access to and into the site is subject to highway approval. The site is separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires 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 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 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 to and into the site is subject to highway approval. The site is separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires 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 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.

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
LUD041	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	Site was promoted 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 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 ability to provide an appropriate access into the site.	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 located in the countryside, therefore 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 ability to provide an appropriate access into the site.
LUD042	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 suitable for development as approximately 25% of the site is located within flood zone 2, (and around 20% of the site is located in flood zone 3), elements of the site within either flood zones 2 and/or 3 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 heavily wooded and these trees are subject to TPO protection. Due to the extent and number of these trees, it is not considered that the site has any long term potential.	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 approximately 25% of the site is located within flood zone 2, (and around 20% of the site is located in flood zone 3), elements of the site within either flood zones 2 and/or 3 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 heavily wooded and these trees are subject to TPO protection. Due to the extent and number of these trees, it is not considered that the site has any long term potential.
LUD043	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 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 ability to provide an appropriate access to the site; the site's proximity to a SSSI, a Wildlife Site, a Conservation Area 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; 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 ability to provide an appropriate access to the site; the site's proximity to a SSSI, a Wildlife Site, a Conservation Area and a Listed Building.
LUD044	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.	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 ability to provide an appropriate access to and into the site.	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, 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 ability to provide an appropriate access to and into 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
LUD045	Coronation Ave, Ludlow	Ludlow	4.18	126	1.67	A low-lying area of land to the northwest of Ludlow town centre that is adjacent to Coronation Avenue extending behind the dwellings on Burway Lane. The site is currently used for grazing of livestock. The site is made up of three fields and appears flat. The site lies adjacent to the development boundary and within the conservation area.	The site is fronted by Coronation Avenue to the opposite side of which is a veterinary surgery and a builders merchant. The site extends behind the dwellings on Burway Lane near the junction with Coronation Avenue and Bromfield Rd. The remaining parts of the site are bound by agricultural uses	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 (approx. 22%) along the eastern and southern boundaries is within Flood Zones 2 and/or 3, this element of the site 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 ability to provide an appropriate access is subject to highway approval. 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 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 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. 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, 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement development boundary. A such employment development is limited to small scale rural enterprise and diversification schemes. However, part of the site (approx. 22%) along the eastern and southern boundaries is within Flood Zones 2 and/or 3, this element of the site 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 ability to provide an appropriate access is subject to highway approval. 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 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 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. 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, 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.
LUD046	North Farm, West of Ludlow	Ludlow	0.20	6	0.08	A parcel of land along the north side of Wigmore Rd near the junction of Lower Wood Rd. The site is currently used as a field for grazing horses. The south and east sides are bound by hedging. The field slopes down gently to the NE which is bounded by mature woodland. A former Observation Bunker is located within the site which is mainly underground. The site is entirely within the Whitcliff Common Local Wildlife Site.	The site has woodland to its eastern side. Otherwise the site is surrounded by a traditional field system. The Ludlow Conservation Area and Whitcliffe Common Reserve Local Wildlife site to its eastern side.	Not Suitable	The site is in an isolated location at some distance from the development boundary. Consequently, open market residential development on the site is currently contrary to Local Pan policy. Additionally, the site is within a Wildlife Site, therefore development is likely to lead to a significant adverse effect on this locally designated site and as such is contrary to policy. This site is therefore unsuitable for development.	Not Suitable	The site is in an isolated location at some distance from the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is within a Wildlife Site, therefore development is likely to lead to a significant adverse effect on this locally designated site and as such is contrary to policy. This site is therefore unsuitable for development.
LUD047	Land off Burway Lane, Ludlow	Ludlow	1.30	39	0.52	The site, to the south of Burway Lane, is formed by the northern part of a field on the edge of Ludlow outside but adjacent to the development boundary. The field is in agricultural use and slopes gently downwards NE-SW towards the R.Teme	To the opposite side of Burway Lane are the playing fields of Ludlow CoE School and the rear of the leisure centre. There is a row of dwellings along Burford Lane to the east of the site whilst to the west and south is 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 site does not appear to have a frontage onto the adopted element of Burway Lane. The suitability of the unadopted element to provide an access to this site is unclear, as is the capacity of the adopted element of Burway Lane to support access to the site - this would therefore be subject to highway approval. As the site does not have a road frontage it is not considered 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 appear to have a frontage onto the adopted element of Burway Lane. The suitability of the unadopted element to provide an access to this site is unclear, as is the capacity of the adopted element of Burway Lane to support access to the site - this would therefore be subject to highway approval. As the site does not have a road frontage it is not considered suitable for development.
LUD048	Land adjoining Ludlow Football Stadium, Ludlow	Ludlow	6.58	198	2.63	The site comprises a large between Burway Farm to the north and the Ludlow Football Club pitch to the south. The site is currently in agricultural use and is flat.	To the south lies the Ludlow Town Football Club Ground and the school playing fields whilst to the north are the buildings associated with Burway Farm. The western boundary is formed by the A49 to the opposite side of which is a small area of woodland between the A49 and Bromfield Rd. To the east 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 it is unclear whether the site has a road frontage. If the site fronts onto the A49 the suitability of providing a direct access onto this road would be subject to highway approval. If the site has access onto the Burway Farm access the suitability of this access to serve this site would also be subject to highway approval. The site also protrudes into the countryside and is distant from many of the services within the town. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also 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. 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 it is unclear whether the site has a road frontage. If the site fronts onto the A49 the suitability of providing a direct access onto this road would be subject to highway approval. If the site has access onto the Burway Farm access the suitability of this access to serve this site would also be subject to highway approval. The site also protrudes into the countryside and is distant from many of the services within the town. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
LUD045	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.	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, part of the site (approx. 22%) along the eastern and southern boundaries is within Flood Zones 2 and/or 3, this element of the site 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 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. However, as the site is located in the countryside appropriate employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, part of the site (approx. 22%) along the eastern and southern boundaries is within Flood Zones 2 and/or 3, this element of the site 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 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.
LUD046	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, viable and achievable (subject to any further necessary viability assessment). 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 suitable for development as it is entirely within a Wildlife Site where development is contrary to policy. Additionally, the site is some distance from the Ludlow development boundary so development is also currently 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. However, the site is not suitable for development as it is entirely within a Wildlife Site where development is contrary to policy. Additionally, the site is some distance from the Ludlow development boundary.
LUD047	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 where open market residential development is currently contrary to policy. Furthermore, the site does not appear to have a frontage onto the adopted element of Burway Lane. The suitability of the unadopted element to provide an access to this site is unclear, as is the capacity of the adopted element of Burway Lane to support access to the site - this would therefore be subject to highway approval. As the site does not have a road frontage it is not considered 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. As the site is located in the countryside, the only form of employment appropriate on the site is limited to small scale rural enterprise and diversification schemes. However, the site does not appear to have a frontage onto the adopted element of Burway Lane. The suitability of the unadopted element to provide an access to this site is unclear, as is the capacity of the adopted element of Burway Lane to support access to the site - this would therefore be subject to highway approval. As the site does not have a road frontage it is not considered suitable for development.
LUD048	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 ability to provide an appropriate access into the site and consideration of whether there is an appropriate relationship between development on the site and the wider settlement (it is distant from many of the services and facilities in the town).	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, the only form of employment appropriate on the site is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment development, 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. Such constraints include the ability to provide an appropriate access into the site and consideration of whether there is an appropriate relationship between development on the site and the wider settlement (it is distant from many of the services and facilities in the town).

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
LUD049	Site A Land at Burway Farm, Ludlow	Ludlow	1.24	37	0.50	A small field lying between the farm buildings associated with Burway Farm and the A49. The site lies to the north of the access lane to Burway Farm which comes directly off the A49. The site is flat.	The east of the site is bound by the A49 to the opposite side of which is an area of woodland. To the south and the north of the site are the buildings associated with Burway Farm. To the north of the site is agricultural land.	Not Suitable	The site is located approximately half a kilometre from the Ludlow development boundary in a remote location and is not well related to the built form of the town. Consequently, open market residential development is currently contrary to Local Plan policy and the site is considered to be unsuitable for development. Furthermore, the ability to provide an appropriate access to and into the site is subject to highway approval.	Not Suitable	The site is located approximately half a kilometre from the Ludlow development boundary in a remote location and is not well related to the built form of the town. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites remote location it is not considered that it has long term potential for other forms of employment development. Furthermore, the ability to provide an appropriate access to and into the site is subject to highway approval.
LUD050	Land at Elm Lodge, Ludlow	Ludlow	0.80	24	0.32	A haulage yard located to the north of the A49 and Ludlow.	Character to the north and east is predominantly agricultural. Character to the south and east is predominantly open space. Elm Lodge B&B sits just west of the site and Acorn Place B&B just to the east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. As such residential development is contrary to policy. Furthermore, Approximately 35% 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 remainder of 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 ability for the existing (or any new access) to serve the development of the site is subject to highway approval. The site is separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration.	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. Furthermore, Approximately 35% 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 remainder of 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 ability for the existing (or any new access) to serve the development of the site is subject to highway approval. The site is separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration.
LUD052	South of Eco Park, The Sheet, Ludlow	Ludlow	4.87	146	1.95	The site consists of part of an agricultural field (the remainder of the field has been allocated for employment development) to the east of the A49 and south of Sheet Road/the Eco Park.	Character to the south is predominantly agricultural. Character to the east is a mix of residential and agricultural. Character to the north is a mix of employment and agricultural (land allocated for mixed use development). Character to the west is a mix of existing residential, employment and committed residential/allocated employment on agricultural land).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the development boundary. As such residential development is contrary to policy. The site may however have long term potential subject to appropriate policy changes and 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 - it is most likely that this would be via the adjacent employment allocation, subject to this site being planned in such a way as to allowing this linkage to be provided. As the most appropriate access is via an employment allocation, the suitability of this access route to serve residential development and the implications for residential amenity will require consideration. The site is separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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 Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may however have long term potential for other forms of employment development, subject to appropriate policy changes and 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 - it is most likely that this would be via the adjacent employment allocation, subject to this site being planned in such a way as to allowing this linkage to be provided. As the most appropriate access is via an employment allocation, the suitability of this access route is subject too highway approval. The site is separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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.
LUD053	Land north of Ledwyche Court, Ludlow	Ludlow	5.79	174	2.32	An agricultural field to the east of an existing mixed use allocation and a sub-station.	Character to the north and east is predominantly agricultural. Character to the south is a mix of residential and agricultural. Character to the west is a mix of agricultural (land allocated for mixed use development), employment and residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the development boundary. As such residential development is contrary to policy. Furthermore part 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. A part of the site (generally consistent with the area located within flood zones 2 and/or 3) is designated as a local wildlife site, consequently development in 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. Approximately half of the remaining site is identified for the provision of an attenuation pond associated with development on the adjacent mixed use allocation. The remainder of the site may have long term potential for development subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance, proximity to a local wildlife site. The ability to provide an appropriate access is subject to highway approval. The site is separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration. The site slopes away towards the brook, this will require due consideration. The site is also adjacent to an electric sub-station, which will require due consideration. 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. 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 development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, part 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. A part of the site (generally consistent with the area located within flood zones 2 and/or 3) is designated as a local wildlife site, consequently development in 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. Approximately half of the remaining site is identified for the provision of an attenuation pond associated with development on the adjacent mixed use allocation. The remainder of the site may have long term potential for development subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance, proximity to a local wildlife site. The ability to provide an appropriate access is subject to highway approval. The site is separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration. The site slopes away towards the brook, this will require due consideration. The site is also adjacent to an electric sub-station, which will require due consideration. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
LUD049	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 located some distance from the development boundary and is not well related to the built form of the town. Furthermore, the ability to provide an appropriate access to and into the site is subject to highway approval.	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 considered suitable for development as it is located some distance from the development boundary and is not well related to the built form of the town. Furthermore, the ability to provide an appropriate access to and into the site is subject to highway approval.
LUD050	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; 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 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	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 ability to provide an appropriate access into the site and consideration of whether there is an appropriate relationship between development on the site and the wider settlement.	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, the only form of employment appropriate on the site is limited to small scale rural enterprise and diversification schemes. The site may have long term potential for other forms of employment development, 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. Such constraints include the ability to provide an appropriate access into the site and consideration of whether there is an appropriate relationship between development on the site and the wider settlement.
LUD052	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	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	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; 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 ability to provide an appropriate access via an employment allocation, the suitability of this access route to serve residential development and the implications for residential amenity will therefore require consideration.	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.
LUD053	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.	Achievability Unknown	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; 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, part 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. A part of the site (generally consistent with the area located within flood zones 2 and/or 3) is designated as a local wildlife site, consequently development in 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. Approximately half of the remaining site is identified for the provision of an attenuation pond associated with development on the adjacent mixed use allocation. The sites beyond these constraints 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 ability to provide an appropriate access to the site; the topography of the site; the proximity to an electric sub-station and the proximity to a wildlife site.	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, part 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. A part of the site (generally consistent with the area located within flood zones 2 and/or 3) is designated as a local wildlife site, consequently development in 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. Approximately half of the remaining site is identified for the provision of an attenuation pond associated with development on the adjacent mixed use allocation. The sites beyond these constraints 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 ability to provide an appropriate access to the site; the topography of the site; the proximity to an electric sub-station and the proximity to a 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
LUD054	Land South of Sheet Road, The Sheet, Ludlow	Ludlow	3.55	107	1.42	Part of an agricultural field located to the east of the A49 and south of Sheet Road and the Eco Park employment site (allocated for employment development).	Character to the south and east is predominantly agricultural (pocket of housing to the east). Character to the west is a mix of housing and employment. Character to the north is employment and agricultural (allocated for mixed use development).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is an existing employment allocation. As such residential development is contrary to policy. However, 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 ability to provide an appropriate access into the site is subject to highway approval. The site is separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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.	Currently Suitable - Subject to Further Detailed Assessment	The site is an existing employment allocation. As such employment development is consistent with policy. The site is therefore suitable for development, subject to appropriate policy changes and 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 separated from Ludlow by the A49 which represents a significant physical barrier, connectivity with the wider settlement of Ludlow requires due consideration. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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.
LUD055	Sidney Road, Ludlow	Ludlow	0.35	11	0.14	The site consists of an area of amenity green space within a primarily residential area of Ludlow.	Surrounding character is predominantly residential.	Not Suitable	The site is located within the development boundary. However, the site comprises an identified amenity green space. 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.	Not Suitable	The site is located within the development boundary. However, the site comprises an identified amenity green space. 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.
MDR001	77 - 83 Shropshire Street, Market Drayton	Market Drayton	0.08	5	0.03	The site is a precinct of five retail units with residential / commercial units above together and external parking court to the rear.	The surrounding uses include residential, retail, office and public house. A high proportion of the retail units fronting the length of Shropshire Street are currently vacant.	Currently Suitable - Subject to Further Detailed Assessment	This site is a suitable location for residential development subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is within proximity of one or more listed buildings and a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	This site is a suitable location for employment development, however the nature of the employment use should be sympathetic to the amenity of the surrounding area. Suitability is also subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is within proximity of one or more listed buildings and a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
MDR002	Car Sales Area, Salisbury Road, Market Drayton	Market Drayton	0.14	5	0.06	The site is a former scrap yard, now cleared and used as car sales area.	There is a garage across the road from the site. Other surrounding uses are primarily residential.	Currently Suitable - Subject to Further Detailed Assessment	The site is considered suitable for residential development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance there is a TPO adjacent to the site, 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. Additionally the site is located within proximity of one or more listed buildings, consequently development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, 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 considered suitable for employment development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance there is a TPO adjacent to the site, 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. Additionally the site is located within proximity of one or more listed buildings, consequently development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
MDR003	Haulage Yard, Newcastle Road, Market Drayton	Market Drayton	0.23	7	0.09	Asmall irregularly shaped site sitting between the A53 and Newcastle Road to the north east extreme of the built form of Market Drayton. The site is currently used for the storage and distribution of aggregates. As such the site is surfaced and has some associated development. The site is screened by hedging.	The surrounding area is predominantly residential.	Currently Suitable - Subject to Further Detailed Assessment	The site is considered suitable for open market residential development. Suitability is also subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is within 300m of a Conservation Area, accordingly the impact of any proposed development will need to be appropriately assessed and considered. Notwithstanding this there are few other constraints and the site is considered suitable for development.	Currently Suitable - Subject to Further Detailed Assessment	The site is considered suitable for employment development. Suitability is also subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is within 300m of a Conservation Area, accordingly the impact of any proposed development will need to be appropriately assessed and considered. Notwithstanding this there are few other constraints and the site is considered suitable 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
LUD054	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	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 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 residential development as it is an allocated employment site, 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 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.	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.
LUD055	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	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 comprises an identified amenity green space. 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.	Rejected	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 necessary further viability assessments. However, the site comprises an identified amenity green space. 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.
MDR001	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	This site was identified within a previous Urban Housing Capacity Study. 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.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; will likely become available; achievable; and viable (subject to any further necessary viability assessment) for residential development. 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 suitable for development. 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
MDR002	Not Currently Available - Likely to become so	The site has been the subject of either a withdrawn Planning Application for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	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 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 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, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is however considered suitable for office based employment development. The site therefore has 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.
MDR003	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	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 suitable, likely to become available, achievable; and viable (subject to any further necessary viability assessment) 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 development. 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. 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
MDR004	Cricket Club, Betton Road, Market Drayton	Market Drayton	0.29	9	0.12	The site forms the north eastern end of the sport and leisure club ground and is currently formed of an area of hardstanding/parking and a number of buildings associated with the club. The site is flat.	The surrounding development is entirely residential in character.	Currently Suitable - Subject to Further Detailed Assessment	The site falls within the development boundary of Market Drayton. As such it is a suitable location for residential development. Although the site is included within the cricket club open space, the site itself does not include any green space (it is a brownfield site) although it does include the club house, any development would therefore need to demonstrate that this facility is no longer required or include a replacement facility. Any development on the site would need to address any physical, heritage and environmental constraints present. For instance, the site is within 300m 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. 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 falls within the development boundary of Market Drayton. As such it is a suitable location for employment development. Although the site is included within the cricket club open space, the site itself does not include any green space (it is a brownfield site) although it does include the club house, any development would therefore need to demonstrate that this facility is no longer required or include a replacement facility. Any development on the site would need to address any physical, heritage and environmental constraints present. For instance, the site is within 300m 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
MDR005	Land off Kilnbank Road, Market Drayton	Market Drayton	1.37	41	0.55	The site is open grassland with a number of trees currently used for grazing horses. There is a marked downward slope north to south towards the River Tern some distance away. The site has a single point of access adjacent to Kilnbank Cottage. The site is adjacent to site MDR023.	The site is mainly surrounded by a further agricultural land though the site is bordered along western and northern perimeters by a mix of size and age of residential dwellings.	Not Suitable	The site falls within the development boundary of Market Drayton. As a result the site is suitable in principle for open market residential development. However, as the site does not appear to have a sufficient road frontage to allow for the establishment of an appropriate access into the site. Furthermore, Kilnbank Road onto which any access would be provided is of limited width and subject to a weight limit.	Not Suitable	The site falls within the development boundary of Market Drayton. As a result the site is suitable in principle for employment development. However, as the site does not appear to have a sufficient road frontage to allow for the establishment of an appropriate access into the site. Furthermore, Kilnbank Road onto which any access would be provided is of limited width and subject to a weight limit.
MDR006	Land adjoining Adderley Road, Market Drayton	Market Drayton	4.55	137	1.82	A flat site made up of 2 adjacent fields that are currently used for agricultural purposes. The site is bordered to the south by the A53 and to the east by Adderley Road. The site falls outside of the development boundary.	Land to the west and north are also currently used for agriculture. To the south is the A53 on the other side of which new residential development is being built. To the east of Adderley Road is the Burnside Business Park.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such open market residential development is contrary to policy. However, 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 to the north of the A53 and west of the A529. These are significant physical barriers which will require due consideration. 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 falls 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 management of any physical, heritage and environmental constraints present. For instance the site is located to the north of the A53 and west of the A529. These are significant physical barriers which will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval.
MDR007	Land at Sych Farm	Market Drayton	1.36	41	0.55	The site appears to comprise a largely disused collection of farm buildings and their associated curtilage. The site is flat in nature. The site forms part of Sych Farm Phase 1 and as such is categorised as "protected employment". The site is within the development boundary.	To the site's western boundary is a large public house and its associated parking whilst to the north lies a lorry park and business park. To the East is agricultural land. To the south is the A53 on the opposite of which lies further business park development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is identified as protected employment land. As such open market residential development is contrary to policy. Furthermore the site forms part of a wider employment site and land to the east of the site has also been allocated for further employment provision, as such employment uses on this site may remain the most appropriate. However, the site (excluding the small area located within either flood zone 2 and/or 3, which 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) may have long term potential for open market residential development subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is located to the north of the A53, this is a significant physical barrier which will require due consideration. The ability and suitability of the existing access, through the wider employment site to serve a residential development or the suitability of an alternative access will require due consideration and highway authority approval. The site forms part of a wider employment site which may have implications for residential amenity.	Currently Suitable - Subject to Further Detailed Assessment	The site is identified as protected employment land. As such employment development is suitable in principle. This excludes the part 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. Suitability on the remainder of the site is subject to appropriate management of any physical, heritage and environmental constraints present.
MDR008	Land adjoining Betton Road, Market Drayton	Market Drayton	2.06	62	0.82	A triangular piece of land immediately to the north of the A53 and therefore currently outside of the development boundary. The land is flat in character and is used for agricultural purposes.	Land to the east, north and west are all also of an agricultural nature. Land to the south on the opposite side of the A53 is residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such open market residential development is contrary to policy. However, 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 to the north of the A53, a significant physical barrier which will require due consideration, particularly for residential development. The ability to provide an appropriate access into the site will require due consideration and highway authority approval. Additionally the site is within 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 Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls 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 management of any physical, heritage and environmental constraints present. For instance the site is located to the north of the A53, a significant physical barrier which will require due consideration. The ability to provide an appropriate access into the site will require due consideration and highway authority approval. Additionally the site is within 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.

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
MDR004	Currently Available	The site was subject to a series of applications for residential development in 2006 and 2008. 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	The site was subject to a series of applications for residential development in 2006 and 2008, no further applications have been submitted on the site and it has not been submitted under the call for sites. It remains unclear as to whether the site is available for other forms 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.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable, available, achievable; and viable (subject to any further necessary viability assessment) 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. Suitability is subject to the development including a replacement club house facility or demonstrating that this facility is no longer required as although the site is included within the cricket club open space, the site itself does not include any green space (it is a brownfield site) only the club house. 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, as although the site is included within the cricket club open space, the site itself does not include any green space (it is a brownfield site) although it does include the club house, any development would therefore need to demonstrate that this facility is no longer required or include a replacement facility. 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
MDR005	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 achievable; and viable (subject to any further necessary viability assessment). Availability is unknown. However the site is not considered suitable for development as the site does not appear to have a sufficient road frontage to allow for the establishment of an appropriate access into the site. Furthermore, Kilnbank Road onto which any access would be provided is of limited width and subject to a weight limit.	Rejected	The sites 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 is not considered suitable for development as the site does not appear to have a sufficient road frontage to allow for the establishment of an appropriate access into the site. Furthermore, Kilnbank Road onto which any access would be provided is of limited width and subject to a weight limit.
MDR006	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 this matter. 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, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located outside the development boundary and is therefore classified as 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 any physical, heritage and 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 considerations include the sites location to the north of the A53 and west of the A529, which are significant physical barriers and therefore require due consideration.	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 outside the development boundary and is therefore classified as 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 any physical, heritage and 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 considerations include the sites location to the north of the A53 and west of the A529, which are significant physical barriers and therefore require due consideration.
MDR007	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 a protected employment area, consequently open market residential development is contrary to policy. The site may have long term potential (excluding the area located within either flood zones 2 and/or 3, which 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), 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 fact that the site is located to the north of the A53, this is a significant physical barrier which will require due consideration. The ability and suitability of the existing access, through the wider employment site to serve a residential development or the suitability of an alternative access will require due consideration and highway authority approval. The site forms part of a wider employment site which may have implications for residential amenity.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered suitable for development - this excludes the part 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. 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. Therefore the site (again excluding the area located within flood zone 2 and/or 3) may have long term potential, subject to confirmation of its 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.
MDR008	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 the 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 fact that the site is located to the north of the A53, this is a significant physical barrier which will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval.	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 the 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 the fact that the site is located to the north of the A53, this is a significant physical barrier which will require due consideration. The ability to provide an appropriate access into the site 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
MDR009	Land adjacent to Kirkridge, Shrewsbury Road, Market Drayton	Market Drayton	1.13	34	0.45	This site sits within the land between the Shrewsbury Road and A53 adjacent to the roundabout which forms the junction for these roads. The site is level and grassed currently used for grazing. The site forms part of the Muller/Culina protected employment land but is not yet specifically allocated.	This site sits within the land between the Shrewsbury Road and A53 adjacent to the roundabout which forms the junction for these roads: as such the majority of the boundary is formed by roads. To the immediate eastern end of the site is a small amount of residential development. On the other side of the A53 is further agricultural land also designated as protected employment land and on the other side of the Shrewsbury Rd is the Muller/Culina complex.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is identified as protected employment land. As such open market residential development is contrary to policy. However, 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 adjacent to a roundabout on the A53 and bordered by the A53 to the north and Shrewsbury Road to the south, the implications for residential amenity will require due consideration. 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 wildlife 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.	Currently Suitable - Subject to Further Detailed Assessment	The site is identified as protected employment land. As such employment development is suitable in principle. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is located adjacent to a roundabout on the A53 and bordered by the A53 to the north and Shrewsbury Road to the south. 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 wildlife 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.
MDR010	Five Ways, Market Drayton	Market Drayton	0.91	27	0.36	The site is used as grazing land. It is fairly level with the River Tern running along the south west boundary.	Site located to south east of Five Ways, Walkmill Road with residential dwellings to the north and Walkmill Industrial Estate to the west and south. Pell Wall Historic Parkland is located to the south beyond the River Tern.	Not Suitable	The site is located in proximity to but outside the development boundary. As such residential development is contrary to policy. Furthermore, much 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. Additionally, the site is in proximity of a listed building, conservation area and 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 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 proximity of a number 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 Suitable	The site is located in proximity to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as much of the site is located within flood zones 2 and/or 3, 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 in proximity of a listed building, conservation area and 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 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 proximity of a number 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.
MDR011X	Land adjacent to Autumn Vale	Market Drayton	0.19	N/A	N/A						
MDR012	Land at Victoria Farm, Market Drayton	Market Drayton	2.90	87	1.16	A large site immediately adjacent to the northern side of the A53. The site is mainly flat in nature and is formed of 6 entire fields and approximately half of another. The site is utilised for agricultural purposes and is bisected across its south western corner for a length of approx. 300 metres by the Shropshire Union Canal. The site's frontage (approx. 730m) to the A53 is formed by a verge and low fence with trees and hedgerow at some points whilst the frontages to the associated minor roads and internally are established hedgerow.	The sites neighbours fronting to the northern side of the A53 are agricultural in nature but are also subject to assessment in this study. Development to the southern, opposite, side of the A53 is residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such open market residential development is contrary to policy. However, 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 to the north of the A53, a significant physical barrier which will require due consideration, particularly for residential development. The ability to provide an appropriate access into the site will require due consideration and highway authority approval. Additionally the site is within 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 Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls 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 management of any physical, heritage and environmental constraints present. For instance the site is located to the north of the A53, a significant physical barrier which will require due consideration. The ability to provide an appropriate access into the site will require due consideration and highway authority approval. Additionally the site is within 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.
MDR013	Land adj. to Westways, Adderley Road, Market Drayton	Market Drayton	0.52	16	0.21	A small, flat site currently utilised for horse grazing. The site is bounded by the A53 to the south and the roundabout to the east connecting to Adderley Road and the dwelling Westway's.	The site is bounded to the north by further agricultural land (MRD006) which is currently used for agricultural purposes. The land is adjacent to the dwelling Westway's. To the opposite side of the A53 is residential development whilst to the opposite side of Adderley Rd is the Burnside Business Park.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such open market residential development is contrary to policy. However, 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 to the north of the A53 and west of the A529. These are significant physical barriers which will require due consideration. 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 falls 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 management of any physical, heritage and environmental constraints present. For instance the site is located to the north of the A53 and west of the A529. These are significant physical barriers which will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval.
MDR014	Land at Fordhall Farm, Market Drayton	Market Drayton	4.81	144	1.92	This site is formed of a field currently used for agricultural purposes. The site is flat with some frontage to the A53	The site is mainly surrounded by further agricultural land and some woodland to its eastern and northern boundaries which separate it from the Culina logistics depot and Fordhall Cottages.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside and separated from the development boundary by a wooded belt. As such open market residential development is contrary to policy. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is separated from the built form of Market Drayton by a wooded belt, furthermore the built form of the settlement in proximity of the site is all employment land, the relationship of this site to the wider settlement therefore requires due consideration. The ability to provide an appropriate access is subject to highway approval. The site 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 in close 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 listed milestone (building), 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside and separated from the development boundary by a wooded belt. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have some 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 separated from the built form of Market Drayton by a wooded belt. The built form of the settlement in proximity of the site is primarily in employment use, which could be complemented by other employment uses on this site. The ability to provide an appropriate access is subject to highway approval. The site 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 in close 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 listed milestone (building), 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.

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
MDR009	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	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 achievable; and viable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in a protected employment area, 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 is located adjacent to a roundabout on the A53 and bordered by the A53 to the north and Shrewsbury Road to the south, the implications for residential amenity will require due consideration. The ability to provide an appropriate access to and into the site is subject to highway approval.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered suitable for employment development. Suitability is subject to appropriate assessment and management of any physical, heritage and environmental constraints present. The sites 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. Therefore the site has long term potential, subject to 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.
MDR010	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	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. However this site is not considered suitable for development as it is located in the countryside outside the development boundary. Furthermore, much 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.	Rejected	The availability, achievability and viability of the site is unknown, where necessary this will be informed through discussions with the relevant landowner/developer and any necessary viability assessments. However the site is located in the countryside outside the development boundary, as such development is limited to small scale rural enterprise and diversification schemes. However, as much of the site is located within flood zones 2 and/or 3, it 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.
MDR011X											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.
MDR012	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	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, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located in the 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 fact that the site is located to the north of the A53, this is a significant physical barrier which will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval.	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 the 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 the fact that the site is located to the north of the A53, this is a significant physical barrier which will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval.
MDR013	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 this matter. 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, viable and achievable (subject to any further necessary viability assessment). However the site is not currently suitable for development as it is located outside the development boundary and is therefore classified as 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 any physical, heritage and 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 considerations include the sites location to the north of the A53 and west of the A529, which are significant physical barriers and therefore require due consideration.	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 outside the development boundary and is therefore classified as 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 any physical, heritage and 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 considerations include the sites location to the north of the A53 and west of the A529, which are significant physical barriers and therefore require due consideration.
MDR014	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. 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.	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 outside the development boundary and is therefore classified as 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.

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
MDR015	Land west of Sych Farm, Market Drayton	Market Drayton	3.82	115	1.53	An area of flat agricultural land which surrounds on three sides a substantial single dwelling (The Woodlands) and its large curtilage which is also considered part of the site. Within the site the Woodlands and its curtilage are well screened by trees whilst the perimeter of the site largely consists of mature hedgerows.	To the south and east of the site is located a business park incorporating a sawmill, builders merchant, electrical wholesaler, auction house, tyre centre Abd veterinary surgery. To the north of the site is agricultural land. The site is bounded to the west by Adderley Rd, the opposite side of which is currently in agricultural use (site MDR006 of this study)	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such open market residential development is contrary to policy. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is located to the north of a protected employment site beyond which is the A53 and east of the A529. These are significant physical barriers which will require due consideration, particularly for residential 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 falls outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have some 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 to the north of a protected employment site therefore further employment uses may complement the existing site. Beyond the protected employment site is the A53 and to the east is the A529. These are significant physical barriers which will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval.
MDR016	Land adjacent to west of Adderley Road, Market Drayton	Market Drayton	0.71	21	0.28	The site is a long ovoid shape immediately adjacent to a curve on the A53 filling a space between the road and the recreation ground. Maximum dimensions 275mx40m. The site is grassed and flat in character and separated from the adjacent residential development and recreation ground by an established hedgerow.	To its north the site has a long frontage to the A53 on the opposite side of which is a large tract of land currently in agricultural use (MDR042 of this study). To the south west of the site is a site also in agricultural land but allocated for housing (SAMDEV MD030). To the south of the site is an area of land currently used for recreational purposes (including the football club). To the south east of the site is residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such open market residential development is contrary to policy. However, the site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and 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 linear and hard against the A53, this has significant implications for design, layout and amenity.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have some 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 ability to provide an appropriate access to and into the site is subject to highway approval. The site is linear and hard against the A53, this has significant implications for design, layout and amenity.
MDR018	34 - 36 Stafford Street through to High Street, Market Drayton	Market Drayton	1.17	35	0.47	A complex town centre site that currently comprises an existing car sales business on Stafford St, a bowling club and some vacant land to the interior of the site and a piece of vacant land facing Great Hales Street adjacent to the Red Lion pub.	The town centre site is surrounded by a mix of uses including residential, retail (including a recent Asda store), drinking establishments and hotels and restaurants.	Currently Suitable - Subject to Further Detailed Assessment	The site falls entirely within the development boundary which represents a suitable location for development. However, the site contains two outdoor sports facilities, 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 remainder of the site is suitable for development subject to appropriate management of any physical, heritage and environmental constraints. For instance, 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 also contains with Grade 2 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.	Currently Suitable - Subject to Further Detailed Assessment	The site falls entirely within the development boundary which represents a suitable location for development. However, the site contains two outdoor sports facilities, 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 remainder of the site is suitable for development subject to appropriate management of any physical, heritage and environmental constraints. For instance, 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.
MDR019	Brooklyn House, Market Drayton	Market Drayton	0.21	6	0.08	The site is fronted by a large single dwelling and its associated outbuildings including a coach house. The property is G2 listed and falls within the Conservation Area. To the rear of the house is a garden.	The surrounding character of the area is predominantly residential though to the east of the property on the other side of Great Hales St which partly bounds the property is a school.	Currently Suitable - Subject to Further Detailed Assessment	The site falls entirely within the development boundary, it is therefore suitable for development in principal. Suitability is subject to appropriate assessment and management of any physical, heritage and environmental constraints present. For instance the site contains a listed building, which should be retained and complemented by any proposed development - informed by a heritage impact assessment. The site is of a relatively small size which means capacity is limited. The site is also 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls entirely within the development boundary, it is therefore suitable for development in principal. Suitability is subject to appropriate assessment and management of any physical, heritage and environmental constraints present. For instance the site contains a listed building, which should be retained and complemented by any proposed development - informed by a heritage impact assessment. The site is of a relatively small size which means capacity is limited. Furthermore due to the setting of the site, it is likely that only office based employment would be appropriate. The site is also 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.
MDR021	Land off Phoenix Bank, Market Drayton	Market Drayton	0.46	14	0.18	A low lying site to the south of Market Drayton town centre immediately adjacent to the A529 Newport Rd/Newtown road junction. The site is currently occupied by a series of workshops.	On the same side of the road the site is immediately surrounded by a single dwelling and similar workshops. To the other side of the A529 is the Market Drayton swimming centre, skatepark etc which is in turn bounded by the River Tern.	Not Suitable	The site is located within the development boundary, however it is not suitable for development since the majority of the site falls into 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 within the development boundary, however it is not suitable for development since the majority of the site falls into 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.

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
MDR015	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, 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). 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 site is considered available, viable and achievable (subject to 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. 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.
MDR016	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. 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.	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; 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.
MDR018	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 achievable; and viable, subject to any further viability assessments. The site is also considered suitable, outside the two areas identified as outdoor sports facilities (development in these elements 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). Suitability is subject to appropriate assessment and management of the physical, heritage and environmental constraints present and where appropriate the outcome of a visual impact and landscape sensitivity assessment. For instance the site is located within a conservation area. Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. The sites long term potential is therefore subject to confirmation of its availability and management of any constraints present. 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 assessment work. The site is however considered suitable, outside the two areas identified as outdoor sports facilities (development in these elements of the site would only be appropriate if an assessment is 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 is subject to appropriate assessment and management of the physical, heritage and environmental constraints present (for instance the site is located within a conservation area) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. 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.
MDR019	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 achievable; and viable for development (subject to any further necessary viability assessment). It is also suitable for development which incorporates and complements the existing G2 Listed Building, 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. Its availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. The sites long term potential is therefore subject to confirmation of its availability.	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; their representatives; and any further necessary viability assessment work. It is however suitable for development which incorporates and complements the existing G2 Listed Building, 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 confirmation of its availability, achievability and viability.
MDR021	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development since approx. 99% of the site falls into 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. However the site is not considered suitable for development since approx. 99% of the site falls into 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.

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
MDR023	Land off Kilnbank Road, Market Drayton	Market Drayton	0.63	19	0.25	This site comprises grassland for grazing and is adjacent to site MDR005. The site is contained within hedgerow and has a marked downward slope north to south towards the River Tern some distance away. The site has no direct access to a road.	To the north and east the site is surrounded by further agricultural land. To the west and south the land is bounded by residential development.	Not Suitable	The site is located within the development boundary. However there is no obvious means of access to the site and it does not have a road frontage. Consequently the site is unsuitable for development.	Not Suitable	The site is located within the development boundary. However there is no obvious means of access to the site and it does not have a road frontage. Consequently the site is unsuitable for development.
MDR025	Land to rear of Salopian Star, Stafford Street, Market Drayton	Market Drayton	0.03	5	0.01	A small enclosed rectangular site, currently in use as a car park. Access is provided off Cross Street.	There is a public house/hotel to the north of the site; apartments and dwellings to the west of the site; a supermarket to the east of the site; and a car park to the south of the site.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Market Drayton development boundary. Consequently open market residential development on the site is suitable in principle. Suitability is subject to suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide a suitable access to the site would be subject to approval by the Highways Team. Additionally the site is located 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 this heritage asset(s). Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 Market Drayton development boundary. Due to the sites location and surroundings, suitable employment uses are likely to be limited to those which are office based. Consequently office based employment development on the site is suitable in principle. Suitability is subject to suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide a suitable access to the site would be subject to approval by the Highways Team. Additionally the site is located 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 this heritage asset(s). Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
MDR026	Pet Market, Shrewsbury Road, Market Drayton	Market Drayton	0.14	5	0.05	Large plot containing a single large red-brick fronted building (in use by Pet First as a shop) surrounded by a large area of hardstanding.	The surrounding area is primarily residential.	Currently Suitable - Subject to Further Detailed Assessment	The site is considered suitable for residential development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present.	Currently Suitable - Subject to Further Detailed Assessment	The site is considered suitable for appropriate employment development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present.
MDR027	Land off Quarry House Lane, Market Drayton	Market Drayton	0.25	8	0.10	The site falls within the curtilage of and to the south of 45 Valley View with access onto Bottom Lane, a restricted byway, and agricultural fields beyond. The site falls outside of the development boundary.	To the east is a public right of way, Quarry Farm Lane, with houses to the east of it. To the west there are a number there are a number of dwellings off the end of Valley View with further agricultural land separating these from Bottom Lane.	Not Suitable	The site is currently outside of the development boundary. Open market residential development is therefore contrary to policy. Furthermore, the site does not have an obvious point of access, with its only potential point of access being a restricted byway and the sites frontage onto this byway is formed by a row of trees subject to TPO protection. It is also densely wooded the trees along its southern and eastern boundaries are subject to TPO protection. As such it is unsuitable for development.	Not Suitable	The site is currently outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site does not have an obvious point of access, with its only potential point of access being a restricted byway and the sites frontage onto this byway is formed by a row of trees subject to TPO protection. It is also densely wooded the trees along its southern and eastern boundaries are subject to TPO protection. As such it is unsuitable for development.
MDR028	Land adjacent to the Old Dairy, Market Drayton	Market Drayton	1.56	47	0.62	The site consists of two fields which are both scrubland on their northern element and wooded on the southern element. The sites southern boundary abuts the River Tern.	Character to east and west is similar to the site itself. Character to the south is also a mix of woodland/scrubland, outdoor sports facilities (golf course), and large rural dwellings on large plots.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is outside of the development boundary. Open market residential development is therefore contrary to policy. Furthermore approximately 75% of this 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 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 in proximity of a conservation area, registered park 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 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 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 outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However approximately 75% of this 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 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 in proximity of a conservation area, registered park 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 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 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	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
MDR023	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. Planning Permission previously granted for residential development. Pre-Application discussions also occurred regarding a residential 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 available, achievable and viable (subject to any further necessary viability assessment). However the site is not suitable for development as there is no obvious means of access to the site and it does not have a road frontage.	Rejected	The sites 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 is not suitable for development as there is no obvious means of access to the site and it does not have a road frontage.
MDR025	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied and there is no obvious point at which this occupation will end or that the site is subject to another form of constraint that is not time limited and there is not confidence that it can be removed. Therefore information gathered for the purposes of this study suggests that the site is not currently available and is unlikely to become so 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.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; likely to become available; achievable; and viable (subject to any further necessary viability assessment) for residential development. 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	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 however considered suitable for office based employment development. The site therefore has long term potential, subject to 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
MDR026	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	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 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 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 development. 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; 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.
MDR027	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	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 does not have an obvious point of access. It is also densely wooded the trees along its southern and eastern boundaries are subject to TPO protection.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for development as it does not have an obvious point of access. It is also densely wooded the trees along its southern and eastern boundaries are subject to TPO protection.
MDR028	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; 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 approximately 75% of this 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 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	The site is considered available; achievable; and viable (subject to 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. However approximately 75% of this 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 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.

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
MDR029	Land to the south of Newtown Leys, Market Drayton	Market Drayton	2.06	62	0.82	Approximately 60% of the site is within flood zones 2 and/or 3 and is formed by land behind current development sloping gently down to the River Tern. The land is currently used for agricultural and there a number of trees on the site.	The site has some low density dwellings adjacent to it to its north western quadrant whose curtilage also form the western boundary. The site's remaining boundary is formed by the River Teme whose opposite bank is formed by Pell Wall Park.	Not Suitable	The site is outside of the development boundary. Open market residential development is therefore contrary to policy. Furthermore, the site does not have a road frontage and is not currently accessible from the public highway. Additionally approximately 60% of the site falls in Flood Zones 2&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 a result the site is unsuitable for development.	Not Suitable	The site is outside of 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 and is not currently accessible from the public highway. Additionally approximately 60% of the site falls in Flood Zones 2&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 a result the site is unsuitable for development.
MDR031	Longford Turning, Market Drayton	Market Drayton	4.48	134	1.79	This site is currently agricultural in nature. The site is long (approx. 420m) and narrow tapering from its 120m (approx.) frontage on Shrewsbury Road at its northern end to 50m (approx.) to its southern end. The roundabout off Shrewsbury Rd to Tern Valley Business Park is situated in the northern end of the site with the north western corner of the site being designated as protected employment land to accommodate this access. The site falls in the development boundary.	The western side of the site is bounded by the Tern Valley Business Park whilst the eastern side is residential in nature. The southern end is bounded by an area of woodland	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Market Drayton development boundary. However, the north western corner of the site is a protected employment site. As such residential development is suitable in principle apart from the element of the site which is protected for employment (suitability of which would be dependent on appropriate policy changes). Suitability on the site is subject to appropriate 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 adjacent (and partly contains) the Tern Park Business Park a protected employment site, consideration of residential amenity is therefore necessary. The site is within proximity of a number 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. 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. 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. Approximately half of the site is densely wooded and this will require due consideration.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Market Drayton development boundary. The north western corner of the site is a protected employment site. As employment development is suitable in principle. Suitability on the site is subject to appropriate 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 adjacent (and partly contains) the Tern Park Business Park a protected employment site, consideration of residential amenity is therefore necessary. The site is within proximity of a number 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. 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. 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. Approximately half of the site is densely wooded and this will require due consideration.
MDR032	Long Meadow Farm, Longslow Road, A53, Market Drayton	Market Drayton	24.99	750	10.00	The site is a large, flat area currently formed of three fields used for agricultural purposes bisected roughly halfway by the road to Longslow. The site falls to the north of the A53 and is accordingly outside the development boundary.	The site is neighbored by similar fields used for agricultural purposes. The land on the south side of the A53 is currently used for agriculture but is allocated in the SAMDEV for housing.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such open market residential development is contrary to policy. Furthermore, approximately 20% of the site is 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, the remainder of 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 to the north of the A53, a significant physical barrier which will require due consideration, particularly for residential development. The ability to provide an appropriate access into the site will require due consideration and highway authority approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 20% of the site is 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 management of any physical, heritage and environmental constraints present. For instance the site is located to the north of the A53, a significant physical barrier which will require due consideration. The ability to provide an appropriate access into the site will require due consideration and highway authority approval.
MDR034	Land to north of A53 and west of Maer Lane, Market Drayton	Market Drayton	5.67	170	2.27	The site falls between a business park and canal and is currently in agricultural use. It is flat in nature and formed of 5 fields separated by established hedgerows.	To the west of the canal (which forms the eastern boundary of the site) the surrounding activity is employment land (mainly B2 and B8). The east of the canal currently remains agricultural in nature.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not currently suitable for development as it is located outside the settlements development boundary. Furthermore, part 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 some long term potential, subject to appropriate policy changes and management of any physical, heritage and environmental constraints. Such constraints include providing an appropriate access to and into the site, which would be subject to highway approval. The site is located to the north of the A53, a significant physical barrier which will require due consideration. The need to provide appropriate buffers to surrounding employment uses and road infrastructure. Furthermore 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. 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 the settlements development boundary, therefore employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, part of the site is located within flood zones 2/3, 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 some long term potential, subject to appropriate policy changes and management of any physical, heritage and environmental constraints. Such constraints include providing an appropriate access to and into the site, which would be subject to highway approval. The site is located to the north of the A53, a significant physical barrier which will require due consideration. Furthermore 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
MDR035X	Land North East Side of Bottom Lane, Market Drayton	Market Drayton	0.19	N/A	N/A						
MDR037	Land off Greenfield Lane, Market Drayton	Market Drayton	7.34	220	2.94	The site, which falls within the development boundary, comprises a number of Soccer and Rugby Football playing pitches along with associated development. The site is split by Greenfields Lane.	The site is bounded to the eastern side by recent residential development whilst there is currently agricultural land to the other sides of the site, though it should be noted that with the exception of a small area (MDR016) to the north of this site much of the adjoining land is allocated for housing by SAMDEV (MD030, MDO10/028)	Not Suitable	The site is located within the development boundary. However, the site comprises an outdoor sports facility. Development 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 into the site would be subject to highway approval. Furthermore a portion of the site is located within flood zones 2&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 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.	Not Suitable	The site is located within the development boundary. However, the site comprises an outdoor sports facility. Development 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 into the site would be subject to highway approval. Furthermore a portion of the site is located within flood zones 2&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 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.

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
MDR029	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.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not suitable for development as it does not have a road frontage and is not currently accessible from the public highway. Additionally approximately 60% of the site falls in Flood Zones 2&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.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not suitable for development as it does not have a road frontage and is not currently accessible from the public highway. Additionally approximately 60% of the site falls in Flood Zones 2&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.
MDR031	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.	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 (apart from the element of the site which is protected for employment, for which suitability is also dependent on appropriate policy changes) 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. Key constraints include proximity to and presence of mature trees / trees subject to TPO protection; highway access; and site/surrounding amenity.	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; their representatives; and any further necessary viability assessment work. However, the site is considered suitable for employment development, 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. Key constraints include proximity to and presence of mature trees / trees subject to TPO protection; highway access; and site/surrounding amenity. The site therefore has long term potential, subject to confirmation of the sites availability, achievability and viability.
MDR032	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 this matter. 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 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. 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. The remainder of the site may have long term potential subject to 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. However as the site is located in open countryside, suitable employment 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. The remainder of 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 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.
MDR034	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	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). 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 part 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 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 is located to the north of the A53, a significant physical barrier which will require due consideration; vehicular, pedestrian and cyclist access; surrounding employment uses which may impact on whether the site is appropriate for residential development; and proximity to 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; their representatives; and any further necessary viability assessment work. The site is located in open countryside, therefore suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore part 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 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 the fact that the site is located to the north of the A53, a significant physical barrier which will require due consideration; vehicular, pedestrian and cyclist access; surrounding employment uses which may impact on whether the site is appropriate for residential development; and proximity to a listed building.
MDR035X											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.
MDR037	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	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	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 availability of the site is unknown. However, the site is not considered suitable for development as it comprises an outdoor sports facility, development 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. Furthermore a portion of the site is located within flood zones 2&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	The sites 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 is not considered suitable for development as it comprises an outdoor sports facility, development 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. Furthermore a portion of the site is located within flood zones 2&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.

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
MDR038	Land west of Sych Farm, Western Way, Market Drayton	Market Drayton	3.82	115	1.53	The site is currently in agricultural use and is gently undulating.	The site is bounded to the south by the northern edge of the business park to which this site would form an extension. The remainder of the surrounding area is in agricultural use.	Not Suitable	The site is located outside but adjacent to the development boundary. As such open market residential development is contrary to policy. Furthermore, the site, which has been promoted for employment development, would effectively form an extension to the business park and would be isolated from other local residential development. Access to the site would need to be achieved via the extension of the business park access road. The site is located to the north of the A53 (although it is separated from the road and by protected employment land) this road remains a significant physical barrier which will require due consideration, particularly for residential development. As such 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 outside but adjacent to 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 development subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is located to the north of the A53 (although it is separated from the road and by protected employment land) this road remains a significant physical barrier which will require due consideration. The ability and suitability of the likely access, through the adjacent employment site will require due consideration and highway authority approval.
MDR039	Longford Turning, Market Drayton	Market Drayton	5.26	158	2.11	A site formed of a single field in agricultural use situated on the northern side of the A53. The site is gently undulating and is bound by hedgerow.	The site is largely surrounded by agricultural land although to the north of the site, on the opposite side of the lane, is a short run of dwellings and to the north west an equestrian centre. To the south west of the site is the A53 to the opposite of which is agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such open market residential development is contrary to policy. However, 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 to the north of the A53, a significant physical barrier which will require due consideration, particularly for residential development. The ability to provide an appropriate access into the site will require due consideration and highway authority approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls 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 management of any physical, heritage and environmental constraints present. For instance the site is located to the north of the A53, a significant physical barrier which will require due consideration. The ability to provide an appropriate access into the site will require due consideration and highway authority approval.
MDR040	Flash Lane, Market Drayton	Market Drayton	2.44	73	0.98	The site comprises an irregularly shaped field to the south of Market Drayton lying between Bottom Lane and the River Tern. The site, of which approx. 50% of its area lies in Flood Zone 2&3, is flat and used for grazing.	The site is bound to the north by Bottom Lane an unadopted track to the other side of which is an area of amenity land. The River Tern flows to the south of the site beyond which is further agricultural land which also extends to the east and west of the site.	Not Suitable	The site falls outside the development boundary so development currently contrary to policy. The ability to provide an appropriate access, particularly a vehicular access, is unclear. Furthermore, a very small portion of the site is identified as a natural/semi-natural open space, this element of the site is therefore 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. A large proportion (approx. 50%) of the site is situated in flood zones 2&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 these constraints, the site is not considered suitable for development. Additionally, the site contains a veteran tree and is within proximity of another veteran tree and 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 falls outside the development boundary, as such employment development is limited to small scale rural enterprise and diversification schemes. However, the ability to provide an appropriate access, particularly a vehicular access, is unclear as the site does not have a road frontage. Furthermore, a very small portion of the site is identified as a natural/semi-natural open space, this element of the site is therefore 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. A large proportion (approx. 50%) of the site is situated in flood zones 2&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 these constraints, the site is not considered suitable for development. Additionally, the site contains a veteran tree and is within proximity of another veteran tree and 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.
MDR041	North of A53 and east of Shrewsbury Road, Market Drayton	Market Drayton	14.41	432	5.76	This large site, comprised of a single field, sits immediately to the north of the A53 and is currently in agricultural use. The site slopes down gently from South to North towards a water course.	The site is bound to the south by the A53 beyond which is 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 falls outside of the development boundary. As such open market residential development is contrary to policy. Furthermore, approximately 10% of the site is 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, the remainder of 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 to the north of the A53, a significant physical barrier which will require due consideration, particularly for residential development. The ability to provide an appropriate access into the site will require due consideration and highway authority approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 10% of the site is 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 management of any physical, heritage and environmental constraints present. For instance the site is located to the north of the A53, a significant physical barrier which will require due consideration. The ability to provide an appropriate access into the site will require due consideration and highway authority 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
MDR038	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 this matter. 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 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 promoted 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.	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 outside but adjacent to the development boundary. As such open market residential development is contrary to policy. Furthermore, the site would effectively form an extension to the business park and would be isolated from other local residential development. Access to the site would need to be achieved via the extension of the business park access road. The site is located to the north of the A53 (although it is separated from the road and by protected employment land) this road remains a significant physical barrier which will require due consideration, particularly for residential development.	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 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 there provision of access to the site.
MDR039	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	Viability	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 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. 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. The remainder of the site may have long term potential subject to 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. However as the site is located in open countryside, suitable employment 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 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.
MDR040	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	Viability	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 to be available, achievable and viable. However the site is not considered suitable for development as it is located in the countryside and the ability to provide an appropriate access, particularly a vehicular access, is unclear. Furthermore, a very small portion of the site is identified as a natural/semi-natural open space, this element of the site is therefore 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. A large proportion (approx. 50%) of the site is situated in flood zones 2&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. However the site is not considered suitable for development as the ability to provide an appropriate access, particularly a vehicular access, is unclear. Furthermore, as the site is located in the countryside, suitable employment development would be limited to small scale rural enterprise and diversification schemes. A very small portion of the site is identified as a natural/semi-natural open space, this element of the site is therefore 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. A large proportion (approx. 50%) of the site is situated in flood zones 2&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.
MDR041	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	Viability	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 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. 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 subject to 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. However as the site is located in open countryside, suitable employment is limited to small scale rural enterprise and diversification schemes. 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 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 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
MDR042	North of the A53 and Greenfield Sportsfield, Market Drayton	Market Drayton	20.39	612	8.16	This large site is formed of three fields currently used for agricultural purposes. The site is gently undulating sloping gently upwards to its north eastern corner. Situated to the northern side of the A53 to the north of Market Drayton the site is adjacent to but outside of the development boundary.	The land surrounding the site to the north of the A53 is currently in agricultural use. Land to the south of the A53 opposite the site is currently in agricultural use but awaiting planning application decisions	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such open market residential development is contrary to policy. Furthermore, approximately 15% of the site is 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, the remainder of 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 to the north of the A53, a significant physical barrier which will require due consideration, particularly for residential development. The ability to provide an appropriate access into the site will require due consideration and highway authority approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 10% of the site is 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 management of any physical, heritage and environmental constraints present. For instance the site is located to the north of the A53, a significant physical barrier which will require due consideration. The ability to provide an appropriate access into the site will require due consideration and highway authority approval.
MDR043	Rear of Brookfields, Longford Turning, Market Drayton	Market Drayton	5.67	170	2.27	The site is formed of part of a large field in agricultural use to the north of Longford Lane enclosing to the rear of Brookfield's cottages. The site is gently undulating.	The surrounding area is predominantly agricultural in nature. To its east the site wraps around the Brookfield's cottages whilst there is an equestrian centre to the opposite side of the lane at its western extent.	Not Suitable	The site is in open countryside and is not adjacent to the development boundary. As such open market residential development would therefore be contrary to policy. Furthermore as the site is separated from the development boundary and the A53 by an agricultural field, in isolation the site is not considered suitable for development. However, the site may have long term potential as part of a wider development with adjacent parcels, subject to appropriate policy changes and management of any physical, environmental or heritage constraints present. For instance the site is located to the north of the A53, a significant physical barrier which will require due consideration, particularly for residential development. The ability to provide an appropriate access into the site will require due consideration and highway authority approval.	Not Suitable	The site is in open countryside and is not adjacent to the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, as the site is separated from the development boundary and the A53 by an agricultural field, in isolation the site is not considered suitable for other forms of employment development. However, the site may have long term potential as part of a wider development with adjacent parcels, subject to appropriate policy changes and management of any physical, environmental or heritage constraints present. For instance the site is located to the north of the A53, a significant physical barrier which will require due consideration, particularly for residential development. The ability to provide an appropriate access into the site will require due consideration and highway authority approval.
MDR044	Land off Tern View, Market Drayton	Market Drayton	1.52	46	0.61	The site is formed of an area of land previously used in connection with the treatment of sewage and now given over to open space. The site is bound by residential development to the north (Tern View) and the west (Valley View). The site is bound to the south and east by Bottom Lane, an unadopted track.	To the north and west of the site is relatively recent residential development. To the site's southern and eastern sides it is bound by Bottom Lane, an unadopted track to the other side of which is agricultural land.	Not Suitable	The site is located adjacent to but outside the development boundary. As such development is currently contrary to policy. Furthermore the ability to provide an appropriate access to and into the site, particularly for vehicles is unclear as the site cannot be accessed from the public highway except via Bottom Lane a narrow unadopted single track lane.	Not Suitable	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. However, the ability to provide an appropriate access to and into the site, particularly for vehicles is unclear as the site cannot be accessed from the public highway except via Bottom Lane a narrow unadopted single track lane.
MDR045	Land at Sych Farm / Victoria Farm, Maer Lane, Market Drayton	Market Drayton	16.43	493	6.57	Series of agricultural fields located to the north of Market Drayton and the A53. The site is allocated for employment development.	Character to the north is employment, beyond which is agricultural. Character to the east is agricultural. Character to the West is employment. Character to the south is predominantly employment.	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. Furthermore, approximately 25% of the site (southern element closest to the settlement) 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, a portion of the northern element of this site has Planning Permission for employment development and it would be expected that this permission is implemented. However, the remainder of the site beyond these areas may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the character of the area is predominantly employment based, with employment sites to the north, south and west. Furthermore the likely access to the site is through an employment site, the implications for residential amenity therefore requires significant consideration. The site is also separated from much of the settlement by the A53, a significant physical barrier, this will also require due consideration. 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. 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. Indeed a portion of the northern element of the site has now achieved permission and it is expected that this will be implemented. However, part 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 is suitable subject to appropriate management of any physical, heritage and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
MDR042	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	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 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. 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 remainder of the site may have long term potential subject to 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. However as the site is located in open countryside, suitable employment is limited to small scale rural enterprise and diversification schemes. 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 remainder of 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 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.
MDR043	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	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, achievable and viable (subject to any further necessary viability assessment). However the site in isolation is not considered suitable for development as it is separated from the development boundary and the A53 by an agricultural field, therefore alone it would represent an isolated block of development in the countryside.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site in isolation is not considered suitable for development as it is separated from the development boundary and the A53 by an agricultural field, therefore alone it would represent an isolated block of development in the countryside.
MDR044	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	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	Viability	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 to be available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered acceptable as it is located adjacent to but outside the development boundary, as such development is currently contrary to policy. Furthermore the ability to provide an appropriate access to and into the site, particularly for vehicles is unclear as the site cannot be accessed from the public highway except via Bottom Lane a narrow unadopted single track lane.	Rejected	The site is considered to be available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered acceptable as it is located adjacent to but outside the development boundary, limiting employment development to small scale rural enterprise and diversification schemes. Furthermore the ability to provide an appropriate access to and into the site, particularly for vehicles is unclear as the site cannot be accessed from the public highway except via Bottom Lane a narrow unadopted single track lane.
MDR045	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	Viability	The site has been allocated for employment 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	Viability	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. Furthermore, part of the site (southern portion 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, a portion of the northern element of this site has Planning Permission for employment development and it would be expected that this permission is implemented. The remainder of the site beyond these areas 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 character of the area is predominantly employment based, with employment sites to the north, south and west. Furthermore the likely access to the site is through an employment site, the implications for residential amenity within any mix of uses therefore requires significant consideration. The site is also separated from much of the settlement by the A53, a significant physical barrier, this will also 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.	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. Indeed a portion of the northern element of the site has now achieved permission and it is expected that this will be implemented. Suitability of the site for employment development (apart from a small area located in flood zones 2 and/or 3 - this part 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) 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.

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
MDR046	East of Maer Lane and North of the A53, Market Drayton	Market Drayton	38.21	1146	15.28	A large site located to the north of the A53 and north east of Market Drayton. The site consists of a series of agricultural fields.	Character to the north and east is rural. Character to the south is predominantly residential. Character to the east is a mix of rural and land allocated for employment development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of the development boundary. As such open market residential development is contrary to policy. However, 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 to the north of the A53, a significant physical barrier which will require due consideration, particularly for residential development. The ability to provide an appropriate access into the site will require due consideration and highway authority approval. Additionally the site is within 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 Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls 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 management of any physical, heritage and environmental constraints present. For instance the site is located to the north of the A53, a significant physical barrier which will require due consideration. The ability to provide an appropriate access into the site will require due consideration and highway authority approval. Additionally the site is within 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.
MOR047	Rear of the Villas, Shrewsbury Road, Market Drayton	Market Drayton	0.41	12	0.17	A linear site incorporating one of the two properties collectively described as 'The Villas' and land to the rear of the two properties.	Character to the north, east and south is predominantly residential. Character to the west is a mix of woodland and scrubland beyond which is a commercial area.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Market Drayton development boundary. As such the principle of residential development is established. Suitability is subject to suitable management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Market Drayton development boundary. As such the principle of employment development is established. Suitability is subject to suitable management of any physical, heritage and 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 in proximity of a number of residential dwellings, the type of employment development must complement this setting and is therefore likely to be limited to office based employment.
MOR001X	Land at Pleasant View, Weston Rd	Morda near Oswestry	0.1	4	0.06			Not Suitable	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.	Not Suitable	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.
MOR005	Land north of Trefonen Road, Morda	Morda near Oswestry	8.0	239	3.19	A relatively large, flat site currently in agricultural use. The site is close to the village centre.	The site is bound to the south by Trefonen Rd which to its opposite side is occupied by residential development and a pub to the SE corner. The site is bound to the east by Morda Bank which is similarly occupied by residential development to its opposite side. To the northern edge of the site is a scrapyard/auto salvage site beyond which flows the River Morda. To the west of the site is further agricultural land.	Not Suitable	The site is located to the west of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such open market residential development is contrary to policy. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for open market residential development. The site may also be subject to physical, heritage and environmental constraints. For instance the site is relatively large in relation to the existing built form of Morda, this will require due consideration. The site forms part of the gap between Morda and Oswestry. The site contains and is in proximity of a number of trees with 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 number of G2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 to the west of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not an appropriate location for other forms of employment development. The site may also be subject to physical, heritage and environmental constraints. For instance the site is relatively large in relation to the existing built form of Morda, this will require due consideration. The site forms part of the gap between Morda and Oswestry. The site contains and is in proximity of a number of trees with 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 number of G2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
MOR008	Land at Old Farm, Morda	Morda near Oswestry	0.4	11	0.15	This triangular site is formed of the northern portion of a field that is currently in agricultural use. The site appears to be gently undulating. The site sits behind current development on Old Way and does not appear to have established vehicular access.	The NW side of the site backs onto the dwellings along Old Way whilst the NE side of the site sits to the rear of the Primary School grounds. The Southern side of the site is bound by agricultural land formed by the remainder of the field which the site is currently part.	Not Suitable	The site is located to the south of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such open market residential development is contrary to policy. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for open market residential development. The site may also be subject to physical, heritage and environmental constraints. For instance it is currently unclear whether the site has a road frontage/point of access. The site is also in proximity of a number of G2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 to the south of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not an appropriate location for other forms of employment development. The site may also be subject to physical, heritage and environmental constraints. For instance it is currently unclear whether the site has a road frontage/point of access. The site is also in proximity of a number of G2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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
MDR046	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.	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 the 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 fact that the site is located to the north of the A53, this is a significant physical barrier which will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval.	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 the 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 the fact that the site is located to the north of the A53, this is a significant physical barrier which will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval.
MDR047	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 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 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 development. 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
MOR001X											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.
MOR005	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. However the site is not considered suitable for development as it is located to the west of the village of Morda which is considered to be countryside. As the site is considered to be associated with the settlement of Morda and not Oswestry, 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, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However as the site is located to the west of the village of Morda which is considered to be countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes.
MOR008	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. However the site is not considered suitable for development as it is located to the west of the village of Morda which is considered to be countryside. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for open market residential development. Furthermore, it is currently unclear how the site would gain access to the public highway system, therefore the site is unsuitable for development.	Rejected	Availability, achievability and viability of the site are unknown. As the site is located to the west of the village of Morda which is considered to be countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, it is also currently unclear how the site would gain access to the public highway system, therefore the site 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
MOR009	Land at Ty Valdwyn, Morda	Morda near Oswestry	2.9	87	1.16	The site comprises a single large elongated field currently in agricultural use and part of the curtilage of a large residence known as Ty-Faldwyn. The site stretches along the B5069 to its western side to which there is direct access to the site at its southern end.	To the opposite side of the A5069 is existing residential development. To the north of the site is the curtilage of the village primary schools and to its west is agricultural land. To the south of the site is the residence Ty-Faldwyn.	Not Suitable	The site is located to the south of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such open market residential development is contrary to policy. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for open market residential development. The site may also be subject to physical, heritage and environmental constraints. For instance the site is also in proximity of a number of G2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 to the south of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not an appropriate location for other forms of employment development. The site may also be subject to physical, heritage and environmental constraints. For instance the site is also in proximity of a number of G2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
MOR010	Land north east of football ground, Morda	Morda near Oswestry	6.3	190	2.54	A large irregularly shaped site to the north of Weston Road, north east of the football ground and Morda. The site consists of a series of agricultural fields with their northern and eastern boundaries defined by the River Morda.	Surrounding character is predominantly agricultural, although there are some farmsteads/farmhouses and a depot in proximity of the site.	Not Suitable	The site is located to the east of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such open market residential development is contrary to policy. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for open market residential development. The site may also be subject to physical, heritage and environmental constraints. For instance the site is also in proximity of a number of G2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Part of the central portion (approximately 10%) of the site is located within flood zones 2 and/or 3 and the northern element of the site (approximately 80%) is only currently accessible through flood zones 2 and/or 3, 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. Alternatively the northern element of the site which (not located in but accessed through flood zones 2 and/or 3) could be accessed through the adjacent development sites once constructed, however there is currently no certainty about the layout of this development.	Not Suitable	The site is located to the south of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not an appropriate location for other forms of employment development. The site may also be subject to physical, heritage and environmental constraints. For instance the site is also in proximity of a number of G2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Part of the central portion (approximately 10%) of the site is located within flood zones 2 and/or 3 and the northern element of the site (approximately 80%) is only currently accessible through flood zones 2 and/or 3, 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. Alternatively the northern element of the site which (not located in but accessed through flood zones 2 and/or 3) could be accessed through the adjacent development sites once constructed, however there is currently no certainty about the layout of this development.
MOR011X	Land at Nant Lane	Morda near Oswestry	0.1	3	0.04			Not Suitable	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.		
MOR012	Land between Weston and Morda	Morda near Oswestry	45.4	1362	18.15	A very large site consisting of numerous agricultural fields located between Weston and Morda. The southern element of the site contains a large pond and surrounding land is relatively boggy. The site is bounded by the A483 to the east; Weston Road to the north; Sunnyside (B5069) to the west; an access track to the pond and the pond itself to the south west and a wooded belt the south east.	Surrounding land uses include agricultural uses to the south, south west and east. Commercial/employment land to the north east. Residential dwellings to the north west. A mix of public open space, a football ground, agricultural land and a depot to the north.	Not Suitable	The site is located to the south-east of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such open market residential development is contrary to policy. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for open market residential development. The site may also be subject to physical, heritage and environmental constraints. For instance due to the sites size much of the site is distant from the settlements built form. The site is also of a scale that is disproportionate in size to the existing settlement of Morda. The north eastern corner 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. Due to the size of the site, the ability to provide an appropriate vehicular access is unclear. The site also includes a large pond and elements of the site around it are understood to be boggy, furthermore the pond may have implications for the presence of protected species, these factors may further limit the sites development potential.	Not Suitable	The site is located to the south of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not an appropriate location for other forms of employment development. The site may also be subject to physical, heritage and environmental constraints. For instance due to the sites size much of the site is distant from the settlements built form. The site is also of a scale that is disproportionate in size to the existing settlement of Morda. The north eastern corner 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. Due to the size of the site, the ability to provide an appropriate vehicular access is unclear. The site also includes a large pond and elements of the site around it are understood to be boggy, furthermore the pond may have implications for the presence of protected species, these factors may further limit the sites development potential.
MOR013	Land to the rear of Morda Mill, Morda	Morda near Oswestry	0.2	7	0.09	The site consists of part of a small area of hardstanding/car parking fronting onto Morda Road and a area of vacant/amenity land to the rear of Morda Mill. The vacant/amenity land is relatively densely wooded and some of the trees on the site boundaries are subject to TPO protection.	Character to the south and west is predominantly agricultural. Character to the east is predominantly residential. Character to the north is a mix of low density residential dwellings and commercial buildings beyond which is further agricultural land.	Not Suitable	The site is located to the west of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such open market residential development is contrary to policy. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for open market residential development. The site may also be subject to physical, heritage and environmental constraints. For instance the site forms part of the gap between Morda and Oswestry. The ability to provide an appropriate 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. It also contains a number of other trees not subject to TPO protection that may be of value, this will require due consideration. The site is in proximity of a number of listed buildings, including Morda Mill itself, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 to the west of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not an appropriate location for other forms of employment development. The site may also be subject to physical, heritage and environmental constraints. For instance the site forms part of the gap between Morda and Oswestry. The ability to provide an appropriate 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. It also contains a number of other trees not subject to TPO protection that may be of value, this will require due consideration. The site is in proximity of a number of listed buildings, including Morda Mill itself, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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
MOR009	Availability Unknown	The site was promoted within a previous SHLAA and there is no evidence to suggest that it is not available for development in the future.	Availability Unknown	It is uncertain whether this land would be available for employment development.	Achievable	Viability Unknown	Shropshire's geographical location and rural topography makes it a very desirable place to live. Shropshire like many other Counties has a diverse housing market, with great variation of house prices and in landowners' expectations of land value. Shropshire Council uses a dynamic viability index to determine affordable housing contributions from residential development. Recognising the diversity across Shropshire, this has resulted in three different affordable housing contribution zones, which provide a geographical indication of the relative strength of the housing market – the higher the contribution the stronger the market. Within these different affordable housing contribution zones, landowner's expectations vary in line with the market, with essentially higher land prices in areas with a higher affordable housing contribution, and lower values in areas with a lower affordable housing contribution. However, although there is a general recognition in this variance, within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Indeed, there is no zone within Shropshire within which an affordable housing contribution is considered inappropriate. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing land owner and willing developer. Consequently, residential development upon any site is	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 considered suitable for development as it is located to the west of the village of Morda which is considered to be countryside. As the site is considered to be associated with the settlement of Morda and not Oswestry, 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, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However as the site is located to the west of the village of Morda which is considered to be countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes.
MOR010	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 not considered suitable for development as it is located to the west of the village of Morda which is considered to be countryside. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for open market residential development. Furthermore, part of the central portion (approximately 10%) of the site is located within flood zones 2 and/or 3 and the northern element of the site (approximately 80%) is only currently accessible through flood zones 2 and/or 3, 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. Alternatively the northern element of the site which (not located in but accessed through flood zones 2 and/or 3) could be accessed through the adjacent development sites once constructed, however there is currently no certainty about the layout of this 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. Furthermore as the site is located to the west of the village of Morda which is considered to be countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, part of the central portion (approximately 10%) of the site is located within flood zones 2 and/or 3 and the northern element of the site (approximately 80%) is only currently accessible through flood zones 2 and/or 3, 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. Alternatively the northern element of the site which (not located in but accessed through flood zones 2 and/or 3) could be accessed through the adjacent development sites once constructed, however there is currently no certainty about the layout of this development.
MOR011X											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.
MOR012	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 development as it is located to the west of the village of Morda which is considered to be countryside. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for open market residential development. Furthermore, the north eastern corner 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. Due to the size of the site, the ability to provide an appropriate vehicular access is unclear. The site also includes a large pond and elements of the site around it are understood to be boggy, furthermore the pond may have implications for the presence of protected species, these factors may further limit the sites development potential.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore as the site is located to the west of the village of Morda which is considered to be countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the north eastern corner 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. Due to the size of the site, the ability to provide an appropriate vehicular access is unclear. The site also includes a large pond and elements of the site around it are understood to be boggy, furthermore the pond may have implications for the presence of protected species, these factors may further limit the sites development potential.
MOR013	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 located to the west of the village of Morda which is considered to be countryside. As the site is considered to be associated with the settlement of Morda and not Oswestry, 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, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However as the site is located to the west of the village of Morda which is considered to be countryside, 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
MOR014	Weston House Mill, Morda	Morda near Oswestry	0.6	19	0.26	The site consists of a haulage yard and premises.	Character to the north, south and east is predominantly agricultural, although there are also fishing pools to the east. Character to the west is a mix of residential and agricultural land with Planning Permission for residential development.	Not Suitable	As the site is brownfield and contains existing buildings, residential uses of existing buildings consistent with local and national policies may be appropriate, other open market residential development would be contrary to policy. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for other open market residential development. The site may also be subject to physical, heritage and environmental constraints. For instance the suitability of the existing access to serve any redevelopment of the site would require highway approval.	Currently Suitable - Subject to Further Detailed Assessment	As a site in existing employment use, alternative employment uses may be appropriate subject to material considerations. Such material considerations include suitable management of any physical, heritage and environmental constraints. For instance the suitability of the existing access to serve any redevelopment of the site would require highway approval.
MOR015	Land at The Cottams, Morda	Morda near Oswestry	1.1	34	0.46	The site consists of the majority of an agricultural field which wraps around The Cottams to the north of Morda. The site is located and forms much of the gap between Oswestry and Morda.	Land to the east is predominantly residential. Land to the west is predominantly agricultural, Land to the north is a mix of agricultural land (much of which is allocated for residential development) and residential. Character to the south is a mix of low density residential and commercial properties.	Not Suitable	The site is located to the west of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such open market residential development is contrary to policy. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for open market residential development. The site may also be subject to physical, heritage and environmental constraints. For instance the site forms part of the gap between Morda and Oswestry. 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. 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 Suitable	The site is located to the west of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not an appropriate location for other forms of employment development. The site may also be subject to physical, heritage and environmental constraints. For instance the site forms part of the gap between Morda and Oswestry. 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. 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.
MOR016	The Withy Beds, Morda	Morda near Oswestry	2.4	73	0.97	The site consists of a narrow access road from Morda Bank through to an irregularly shaped area containing Lake Vyrnwy Terrace, its curtilages and associated structures. The site then continues as a narrow access road through the Withy Beds, which consists of a large field with surrounding access track/ The Withy beds is crossed by the River Morda to its southern extent, which is bridged within the site.	Character to the south and west are predominantly agricultural. Character to the north varies from residential (north of the Withy Beds) to a mix of low density residential, commercial and agricultural (north of the remainder of the site). Similarly character to the east of the site varies from agricultural fields (west of the Withy Beds) to amenity green space/residential (west of the access point to the site).	Not Suitable	The site is located to the west of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such open market residential development is contrary to policy. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for open market residential development. The site may also be subject to physical, heritage and environmental constraints. For instance the site forms part of the gap between Morda and Oswestry. Approximately 55% of the Withy Beds element is located within Flood Zones 2 and/or 3 and approximately a further 32% is located to the north of the element of the site located within flood zones 2 and/or 3 and is only accessible through this area, 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 existing access is relatively narrow and convoluted. The suitability of this access to serve the redevelopment/development of the site 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. 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 Suitable	The site is located to the west of the village of Morda. Morda is not currently identified as or proposed to be identified as a Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for other forms of employment development. The site may also be subject to physical, heritage and environmental constraints. For instance the site forms part of the gap between Morda and Oswestry. Approximately 55% of the Withy Beds element is located within Flood Zones 2 and/or 3 and approximately a further 32% is located to the north of the element of the site located within flood zones 2 and/or 3 and is only accessible through this area, 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 existing access is relatively narrow and convoluted. The suitability of this access to serve the redevelopment/development of the site 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. 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.
OSW020X	Land at Blue Row Cottages	Morda near Oswestry	0.02	N/A	N/A						
MUW001	Smithfield Works, Much Wenlock	Much Wenlock	0.55	17	0.22	Currently used for commercial vehicle sales repair and storage. Large warehouse/depot building remainder concrete/hard standing for vehicle storage and parking. Hard boundaries to all sides. NE boundary with Bridge St, S boundary with Fire Station, SW boundary with residential, NW boundary with mature trees onto Southfield Rd	Urban surroundings - residential streets to N, E and W. South boundary with existing Fire Sta. Site is well contained and related to existing urban environment.	Currently Suitable - Subject to Further Detailed Assessment	Complies with current policy and is also a brownfield site. Within 500m of a SSSI so 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, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site boundary is also within 30m of 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. Site is also within 300m of a Conservation Area and several 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.	Currently Suitable - Subject to Further Detailed Assessment	Complies with current policy and is also a brownfield site. Within 500m of a SSSI so 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, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site boundary is also within 30m of 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. Site is also within 300m of a Conservation Area and several 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.
MUW002	Builders Yard, New Road, Much Wenlock	Much Wenlock	0.38	11	0.15	Brownfield site within development boundary. Currently in use as Travis Perkins Builders yard for retail and commercial sales. Residential use to N,W (past amenity green space) and E telephone exchange (MUW001) to S. Site boundaries are clearly defined by neighbouring uses to N and S with Smithfield Rd to E and to W to amenity green space by established trees and hedgerow. Site has long standing (130+ yrs.) history of commercial and industrial use including rail line/sidings, coal storage, and depot. Site has road frontage and current vehicle access to Smithfield Rd. Pedestrian and cycle access also via Smithfield Rd to existing established links.	Mixed use urban area.	Currently Suitable - Subject to Further Detailed Assessment	Complies with current policy and is also a brownfield site. Site is also within 300m of a Conservation Area, SAM, registered parkland and several Listed Buildings including grd1 and 2*. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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	Complies with current policy and is also a brownfield site. Site is also within 300m of a Conservation Area, SAM, registered parkland and several Listed Buildings including grd1 and 2*. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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	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
MOR014	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). As the site is brownfield and contains existing buildings, residential uses of existing buildings consistent with local and national policies may be appropriate, other open market residential development would be contrary to policy. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for other open market residential development.	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 a site in existing employment use, alternative employment uses may be appropriate subject to material considerations. Such material considerations include suitable management of any physical, heritage and environmental constraints. The sites long term potential is therefore dependent on these material considerations and confirmation of the sites availability, achievability and viability.
MOR015	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 located to the west of the village of Morda which is considered to be countryside. As the site is considered to be associated with the settlement of Morda and not Oswestry, 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, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However as the site is located to the west of the village of Morda which is considered to be countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes.
MOR016	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 located to the west of the village of Morda which is considered to be countryside. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for open market residential development. Furthermore, approximately 55% of the Withy Beds element of the site is located within Flood Zones 2 and/or 3. Additionally, approximately a further 32% of the With Beds element of the site is located to the north of the element of the site located within flood zones 2 and/or 3 and is only accessible through this area. 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 existing access is relatively narrow and convoluted, the suitability of this access to serve the redevelopment/development of the site is subject to highway approval.	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. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. As the site is considered to be associated with the settlement of Morda and not Oswestry, it is not considered to have long term potential for other forms of employment development. Furthermore, approximately 55% of the Withy Beds element of the site is located within Flood Zones 2 and/or 3. Additionally, approximately a further 32% of the With Beds element of the site is located to the north of the element of the site located within flood zones 2 and/or 3 and is only accessible through this area. 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 existing access is relatively narrow and convoluted, the suitability of this access to serve the redevelopment/development of the site is subject to highway approval.
OSW020X											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.
MUW001	Not Currently Available - Likely to become so	Previously submitted for consideration within the SHLAA; SAMDev Plan; and the Much Wenlock Neighbourhood Plan. Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	Previously submitted for consideration within the SHLAA and SAMDev Plan.	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; likely to become available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate assessment and management of impact on heritage and environmental constraints in proximity (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, 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 assessment and management of impact on the heritage and environmental constraints in proximity (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.
MUW002	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 suitable, 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. The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically impact on heritage assets. If suitable mitigation of this identified constraint were possible, the sites 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. 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	As the site has a long history of commercial and industrial use and is currently in commercial use it is considered suitable for development. 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. 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.

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
MUW003	Southfields Road, Much Wenlock	Much Wenlock	1.22	37	0.49	Single field in agricultural use - arable. Adjacent to built up area (development boundary) on SE and SW boundaries. Boundaries defined by hedges/trees	Woodland to NW; residential and Care Home (the Wheatland's) to SE and SW; access track, allotments and arable field to NE. Boundaries are well defined either as field boundary or by hedges/trees and track. Adjoins existing built up area and would extend built up area into surrounding countryside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Not in accordance with current policy (Much Wenlock Neighbourhood Plan) so not suitable in policy terms. The site may have some long term potential if the policy position changes, and suitable management of any physical, heritage and environmental constraints is possible. For instance the ability to provide an access is unclear and subject to highway approval. If these issues are resolved, the following constraints will need to be taken into account. Within 500m of a SSSI so 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, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of a Conservation Area and several Grade II 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	Consistency with the development plan depends on type of employment use, landscape constraints, access issues and amenity impact on adjacent properties. The site may have some long term potential for other forms of employment if the policy position changes, and suitable management of any physical, heritage and environmental constraints is possible. For instance the ability to provide an access is unclear and subject to highway approval. If these issues are resolved, the following constraints will need to be taken into account. Within 500m of a SSSI so 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, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 300m of a Conservation Area and several Grade II 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.
MUW006	Land to the rear of the cemetery and north of Oakfield Park, Much Wenlock	Much Wenlock	15.69	471	6.27	Agricultural land, arable and grazing. Segment on E side in use as allotments and with extant pp for cemetery extension. Site rises significantly from NE to SW. N element of site well related to existing settlement; S element would be extension of existing Oakfield Park into countryside. Boundaries well established on all sides: W field boundary of established trees and hedgerow, NW with Bourton Rd and residential properties and Gaskell Arms Hotel, E with Bridgnorth Rd (A458), SE with cemetery and Oakfield Park residential properties. Site bisected by track known as Dark Lane.	Agricultural land to NW, W, and SW. Residential to SE (Oakfield Park), E cemetery, NE A458 and urban area, N residential and Gaskell Arms Hotel.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Not in accordance with policy (Much Wenlock Neighbourhood Plan). The site may have some long term potential if the policy position changes, and suitable management of any physical, heritage and environmental constraints is possible. Specifically comments will be needed from Highways on the suitability of any access into the site from the A458. Furthermore, development is likely to lead to the loss of allotments therefore compensatory provision would be required and there may be amenity issues linked to the adjacent cemetery. The site is also within 300m of a Conservation Area and several Listed Buildings so 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. The site is within 250m of a 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. 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	Not in accordance with policy (Much Wenlock Neighbourhood Plan) unless proposed use is recreation and tourism. The site may have some long term potential for other forms of employment if the policy position changes, and suitable management of any physical, heritage and environmental constraints is possible. Specifically comments will be needed from Highways on the suitability of any access into the site from the A458. Furthermore, development is likely to lead to the loss of allotments therefore compensatory provision would be required and there may be amenity issues linked to the adjacent cemetery. The site is also within 300m of a Conservation Area and several Listed Buildings so 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. The site is within 250m of a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
MUW007	Land off Bourton Road, Much Wenlock	Much Wenlock	16.84	505	6.73	Site largely agricultural grazing and arable. Small area in NE corner used as car park for Vets; area of (managed?) woodland on N boundary; on NW boundary area used for storage and distribution of building and farm materials. Boundaries strong to N and NW with residential properties and businesses; to E with Bourton Rd; to W and S field boundaries of hedgerows and individual trees. Reasonably related to existing settlement and ribbon development along Stretton Rd but would extend urban area into countryside. Site rises from NE to SW	Urban in character to N NE and NW, agricultural to S and E.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Not in accordance with policy (Much Wenlock Neighbourhood Plan). The site may have some long term potential if the policy position changes, and suitable management of any physical, heritage and environmental constraints is possible. Specifically comments will be needed from Highways concerning access. The site is within 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 250m of a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Additionally the site is within 300m of a Conservation Area and several 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 is limited to appropriate recreation or tourism uses, consistent with the Much Wenlock Neighbourhood Plan. The site may have some long term potential for other employment uses if the policy position changes, and suitable management of any physical, heritage and environmental constraints is possible. Specifically comments will be needed from Highways concerning access. The site is within 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 250m of a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Additionally the site is within 300m of a Conservation Area and several 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.
MUW008	Land to the south of Sytche Lane, Much Wenlock	Much Wenlock	11.12	334	4.45	Site includes MUW003. Site largely in agricultural use - grazing and arable fields. Area on W boundary in use as allotments; area on N boundary developed for 13 affordable housing; area in NW corner pp for town flood attenuation pond. Site rises from W to E. Strong boundaries to N with Sytche La, E with Sheinton St and properties on Southfield Rd and S with Wheatland's Residential Home. W obvious hedgerow boundaries with adjacent fields and woodland.	W agricultural fields and woodlands. S and E residential properties and Wheatland's Home. N residential properties, Sytche lane and caravan park (touring).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Not in accordance with development plan. Furthermore, approximately 10% of the site comprises an identified allotment. 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 remainder of the site may have some long term potential if the policy position changes, and suitable management of any physical, heritage and environmental constraints is possible. Specifically the ability to provide a suitable access is subject to highway approval. The site is within 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 250m of a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a Registered Park or Garden; a Scheduled Monument; a Conservation Area and several 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 on the edge of the settlement, adjacent to but outside of the settlement development boundary. Consequently, employment development on the site is limited to appropriate recreation or tourism uses, consistent with the Much Wenlock Neighbourhood Plan. Furthermore, approximately 10% of the site comprises an identified allotment. 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 remainder of the site may have some long term potential for other forms of employment if the policy position changes, and suitable management of any physical, heritage and environmental constraints is possible. Specifically the ability to provide a suitable access is subject to highway approval. The site is within 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 250m of a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a Registered Park or Garden; a Scheduled Monument; a Conservation Area and several 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.
MUW009	Sytche Caravan and Camping Park, west of Much Wenlock	Much Wenlock	4.66	140	1.87	Site is mixed greenfield/brownfield site outside and away from development boundary to W of town. Site is currently in use as touring caravan/camping site on S half whilst N half remains in agricultural use for grazing/fodder crops. Caravan site area has hard standing pitches, grass pitches, surfaced access roads, amenity blocks and reception building. Site is bounded by agricultural land to N, S, and W and by woodland/forestry to E. Site boundaries are comprised of trees and established hedgerows on all sides whilst boundary between caravan site and agricultural use is also trees and hedgerow. Site has vehicle access from Sytche Lane but no road frontage as such. Pedestrian and cycle access also via Sytche Lane to established networks. Site is not well related to existing development. Site rises from S-N towards Wenlock Edge.	Farmland and woodland	Not Suitable	The site is detached from the built form of the settlement. It is located outside and separated from the development boundary by a densely wooded area. It is therefore located within the open countryside. As such open market residential development is contrary to policy in Core Strategy and SAMDev policy as well as the Much Wenlock Neighbourhood Plan. The suitability of any access to the site would also require highway approval. The site is within 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 500m of ancient woodland so 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. The site is 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 Suitable	The site is not considered suitable for employment development, other than suitable recreation and tourism uses, as it is located in the open countryside and detached from the urban form of Much Wenlock and would constitute an isolated block of development. Furthermore, the suitability of any access to the site would also require highway approval. The site is within 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 500m of ancient woodland so 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. The site is 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	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
MUW003	Currently Available	The site has been submitted for consideration within the Much Wenlock Neighbourhood Plan, 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	Previously submitted for 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	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, viable and achievable. 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 assessment and management of any physical, heritage and environmental impacts including the ability to provide an appropriate access to the site; 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 suitable as it has no road frontage and no access.
MUW006	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.	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, 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 the site is located outside the development boundary and open market residential development is contrary to policy. The site may have long term potential, subject to confirmation of its availability and appropriate changes to policies affecting this location and suitable assessment and management of the impact on amenity, heritage and environmental constraints present and in proximity (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 only suitable for employment which is considered to be appropriate recreation or tourism uses. The site may have long term potential for other forms of employment, subject to confirmation of its availability and appropriate changes to policies affecting this location and suitable assessment and management of the impact on amenity, heritage and environmental constraints present and in proximity (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.
MUW007	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.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered achievable and viable. 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 confirmation of its availability and appropriate changes to policies affecting this location and suitable assessment and management of the impact on physical, heritage and 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: vehicular access; proximity to a SSSI; proximity to a RIGS; proximity to a Conservation Area and proximity to Listed Buildings. 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 only suitable for employment which is considered to be appropriate recreation or tourism uses. The site may have long term potential for other forms of employment, subject to confirmation of its availability and appropriate changes to policies affecting this location and suitable assessment and 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: vehicular access; proximity to a SSSI; proximity to a Conservation Area and proximity to Listed Buildings. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
MUW008	Currently Available	The site has been submitted for consideration within the Much Wenlock Neighbourhood Plan, 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 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.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, viable and achievable. 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 currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. Furthermore, approximately 10% of the site comprises an identified allotment. 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 remainder of the site may have long term potential, subject to appropriate changes to policies affecting this location and suitable assessment and management of impact 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: proximity to a SSSI; proximity to a RIGS; proximity to a Registered Park or Garden; proximity to a Scheduled Monument; proximity to a Conservation Area and proximity to several Listed Buildings. 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 only suitable for employment which is considered to be appropriate recreation or tourism uses. Furthermore, approximately 10% of the site comprises an identified allotment. 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 remainder of the site may have long term potential for other forms of employment, subject to confirmation of its availability and appropriate changes to policies affecting this location and suitable assessment and management of impact 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: proximity to a SSSI; proximity to a RIGS; proximity to a Registered Park or Garden; proximity to a Scheduled Monument; proximity to a Conservation Area and proximity to several Listed Buildings. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
MUW009	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	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 located in the open countryside and detached from the urban form of Much Wenlock and would constitute an isolated block of estate development in an area of high landscape sensitivity.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development as it is located in the open countryside and detached from the urban form of Much Wenlock and would constitute an isolated block 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
MUW010	The Grange, south of Much Wenlock	Much Wenlock	3.85	115	1.54	Greenfield site outside and away from development boundary. Site is currently in agricultural use for arable/fodder crops. Site is surrounded by agricultural land including the Grange farm complex and additional residential conversion on SW corner of site. Site is bounded by B4371 - Stretton Rd to N and disused rail line to SE. Boundaries defined by mature trees and established hedgerows on all sides. Site has road frontage and vehicle access to Stretton Rd. No existing pedestrian links cycle links and access via Stetton Rd to established network.	Agricultural	Not Suitable	The site is detached from the built form of the settlement. The site is also located outside and separated from the development boundary within the open countryside. As such open market residential development is contrary to policy in Core Strategy and SAMDev policy as well as the Much Wenlock Neighbourhood Plan. Therefore the site is not suitable. Furthermore the suitability of any access to the site is subject to highway approval. The site is within 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Not Suitable	The site is not considered suitable for employment development, other than suitable recreation and tourism uses, as it is located in the open countryside and detached from the urban form of Much Wenlock and would constitute an isolated block of development. Furthermore the suitability of any access to the site is subject to highway approval. The site is within 500m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
MUW011	Bridge House, Much Wenlock	Much Wenlock	0.61	18	0.24	Brownfield site within development boundary on edge of built up area. Part of site is used for vehicle dismantling and storage and remainder for car parking. Car park on N portion of site is part of neighbouring SAMDev employment allocation. Site has road frontage and vehicle access from Stretton Rd although this is across the allocated employment site. Pedestrian and cycle access along Stretton Rd to established networks. Site boundaries are comprised of trees and hedgerows except ion NW corner where no physical boundary exists with SC freehold land. Site is bounded by car park to W; Stretton Rd and residential properties to N; and farmland to S.	Mixed including residential, commercial and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site not suitable for residential development due to loss of committed employment land and constraints imposed by neighbouring employment uses. The site may have some long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide a satisfactory highway access is subject to highway approval. Consideration is necessary as to whether residential development on the site would have appropriate links into the settlement, as it is in a peripheral location with many services distant from it. The site is also within 500m of Wenlock Edge SSSI so 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 suitable for employment development due to use of committed employment land continued employment use and compatibility with neighbouring employment uses. The ability to provide a satisfactory highway access is subject to highway approval. Consideration is necessary as to whether residential development on the site would have appropriate links into the settlement, as it is in a peripheral location with many services distant from it. The site is also within 500m of Wenlock Edge SSSI so 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.
MUW012	Land adjoining the Primary School and Hunters Gate, Much Wenlock	Much Wenlock	3.81	114	1.52	Greenfield site outside but adjacent to development boundary. Currently in agricultural use for fodder/arable crops. Site is bounded by MW Primary school and Hunters Gate estate development to N and further residential development to E; by agricultural land to S and A458 and Oakfield Park estate development to W. Boundaries defined by hedgerows or fences with adjacent residential properties. Site has road frontage and vehicle access to A458 and Hunters Gate. Pedestrian and cycle access via same routes to existing networks.	Agricultural to south, residential to N and E.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Site is in countryside for policy purposes so not suitable. The site may have some long term potential if the policy position changes, and suitable management of any physical, heritage and environmental constraints is possible. Specifically the ability to provide an appropriate access to and into the site is subject to highway approval. Furthermore, the site is within 300m of Much Wenlock conservation area so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 in countryside for policy purposes, as such employment development is limited to suitable recreation and tourism uses. The site may have some long term potential for other forms of employment, if the policy position changes, and suitable management of any physical, heritage and environmental constraints is possible. Specifically the ability to provide an appropriate access to and into the site is subject to highway approval. Furthermore, the site is within 300m of Much Wenlock conservation area so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
MUW013	Land at Stretton Road, Much Wenlock	Much Wenlock	1.68	50	0.67	Agricultural field to the south west of Much Wenlock. The south east portion of the site is the subject of a Planning Permission for an attenuation pond.	Agricultural to the south east, south west and north west. Employment to the north east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlements development boundary. It is also located some way from the centre of the settlement. Therefore residential development is contrary to policy. The site may have some long term potential, excluding the area to be used as an attenuation pond and an appropriate buffer, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide a satisfactory highway access is subject to highway approval. Consideration is necessary as to whether residential development on the site would have appropriate links into the settlement, as it is in a peripheral location with many services distant from it. The site is also within 500m of Wenlock Edge SSSI so 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 the settlements development boundary. It is also located some way from the centre of the settlement. As such employment development is limited to appropriate recreation and tourism uses. The site may have some 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 ability to provide an appropriate access to and into the site is subject to highway approval. Consideration is necessary as to whether residential development on the site would have appropriate links into the settlement, as it is in a peripheral location with many services distant from it. The site is also within 500m of Wenlock Edge SSSI so 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.
MUW014	Land north of Stretton Road, Much Wenlock	Much Wenlock	0.50	15	0.20	Triangular shaped field located to the west of Much Wenlock. The site is bordered by a National Trust car park to the west, a footpath to the north, residential curtilages to the east and Stretton Road to the south.	Character to the north and west is predominantly agricultural/rural. Character to the east and south is residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. 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 and environmental constraints. For instance the ability to provide an appropriate access to the site 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. 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 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. 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 the development boundary. Consequently, employment development on the site is limited to appropriate recreation or tourism uses, consistent with the Much Wenlock Neighbourhood Plan. 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. For instance the ability to provide an appropriate access to the site 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. 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
MUW010	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 located in the open countryside and detached from the urban form of Much Wenlock and would constitute an isolated block of estate development in an area of high landscape sensitivity.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site is not considered suitable for employment development as it is located in the open countryside and detached from the urban form of Much Wenlock and would constitute an isolated block of development.
MUW011	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.	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 allocated employment site, 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 whether residential development on the site would have appropriate links into the settlement, as it is in a peripheral location with many services distant from it. 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.
MUW012	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 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 impacts on conservation area and satisfactory highway 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. However the site is only suitable for employment which is considered to be appropriate recreation or tourism uses. 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 impacts on conservation area and satisfactory highway access. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment 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.
MUW013	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.	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 promoted during the SAMDev 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 achievable; and viable (subject to any further necessary viability assessment). The sites availability is unknown, where necessary this will be informed by discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located outside the development boundary within the countryside, consequently open market residential development is contrary to policy. The site may have long term potential, excluding the area to be used as an attenuation pond and an appropriate buffer, subject to appropriate changes to policies affecting this location; confirmation of the sites availability; 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 whether residential development on the site would have appropriate links into the settlement, as it is in a peripheral location with many services distant from it.	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 only suitable for employment which is considered to be appropriate recreation or tourism uses. The site may have long term potential for other forms of employment, excluding the area to be used as an attenuation pond and an appropriate buffer, 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.
MUW014	Currently Available	The site has been submitted through the Much Wenlock Neighbourhood Plan '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 Much Wenlock Neighbourhood Plan '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 outside the development boundary within the 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. However the site is only suitable for employment which is considered to be appropriate recreation or tourism uses. 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.

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
MUW015	Land to the west of Bridgnorth Road, Much Wenlock	Much Wenlock	1.40	42	0.56	Linear site following Bridgnorth Road. The site consists of part of two agricultural fields.	Character to the west and south is predominantly agricultural. Character to the north and east is predominantly residential (there is a garage/petrol station across the road from the site).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. As such residential development is contrary to policy. However 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 ability to provide an appropriate access into the site is subject to highway approval. The site is also in proximity of a number of 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. 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 the development boundary. Consequently, employment development on the site is limited to appropriate recreation or tourism uses, consistent with the Much Wenlock Neighbourhood Plan. However 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 ability to provide an appropriate access into the site is subject to highway approval. The site is also in proximity of a number of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
MUW016	Land to the south of Much Wenlock	Much Wenlock	14.08	422	5.63	Irregularly shaped agricultural field to the south of Much Wenlock.	Character to the east, west and south is predominantly agricultural. Character to the north is a mix of agricultural and residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. As such residential development is contrary to policy. However 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 rises up away from the settlement, its association with surrounding development therefore requires due consideration. The access to the site is off a rural lane (without pavements), the ability to provide an appropriate access to and into the site is therefore subject to highway approval. The site projects into the countryside, its associated with the settlement of Much Wenlock therefore requires careful consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary. Consequently, employment development on the site is limited to appropriate recreation or tourism uses, consistent with the Much Wenlock Neighbourhood Plan. However 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 rises up away from the settlement, its association with surrounding development therefore requires due consideration. The access to the site is off a rural lane (without pavements), the ability to provide an appropriate access to and into the site is therefore subject to highway approval. The site projects into the countryside, its associated with the settlement of Much Wenlock therefore requires careful consideration.
MUW017	Land to the south of Forrester Avenue, Much Wenlock	Much Wenlock	1.64	49	0.66	The site consists of part of an agricultural field located to the south of Forrester Avenue and the settlement of Much Wenlock.	Character to the east, west and south is predominantly 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. As such residential development is contrary to policy. However 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 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, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 the development boundary. Consequently, employment development on the site is limited to appropriate recreation or tourism uses, consistent with the Much Wenlock Neighbourhood Plan. However 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 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, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
ODY001	Land at Fairview, Oldbury	Oldbury near Bridgnorth	0.96	29	0.38	The site is formed of a single dwelling and its large curtilage which also has two paddocks within. The site slopes down gently W-E. There is no development boundary to Oldbury and the site is adjacent to the conservation area	The surrounding area is characterised by dwellings in large curtilages. There is therefore a very low density in the surrounding area	Not Suitable	Oldbury is considered countryside and not a suitable location for development. The site is therefore located in the countryside and development in this location would therefore be contrary to policy. Furthermore, the site is located in proximity to 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 in proximity of as 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.	Not Suitable	Oldbury is considered countryside and not a suitable location for development. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is located in proximity to 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 in proximity of as 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.
ODY002	Land to the North of Oldbury Church	Oldbury near Bridgnorth	2.68	80	1.07	The rectangular site sits between the northern perimeter of Oldbury village and the A458 and is used for agricultural purposes' site is bound by hedgerows.	The A458 runs to the north of the site which in turn separates the village from Bridgnorth. To the west of the site is a field in agricultural use whilst to the east is a further agricultural land and the rear of large dwellings and their curtilages. To the south is a small buffer of agricultural land which fronts on to the Oldbury Rd	Not Suitable	The site is separated from Bridgnorth by the A458, but is adjacent to the built form of Oldbury. It is therefore considered that development in this location would represent an extension of Oldbury Village. Oldbury is considered countryside and not a suitable location for development. The site is therefore located in the countryside and development in this location would therefore be contrary to policy. The ability to provide an appropriate access to this site would require significant consideration as it would likely have to be off the A458 as the site does not have a road frontage to the south. This would require highway approval. Furthermore, the site is located in proximity to 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 in proximity of as conservation area, scheduled monument 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 Suitable	The site is separated from Bridgnorth by the A458, but is adjacent to the built form of Oldbury. It is therefore considered that development in this location would represent an extension of Oldbury Village. Oldbury is considered countryside and as such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is located in proximity to 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 in proximity of as conservation area, scheduled monument 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.

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
MUW015	Availability Unknown	The site has been submitted through the Much Wenlock Neighbourhood Plan '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.	Availability Unknown	The site has been submitted through the Much Wenlock Neighbourhood Plan 'call for sites' for a relevant use, and 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 achievable; and viable (subject to any further necessary viability assessment). The sites availability is unknown, where necessary this will be informed by discussions with landowners and/or their representatives. However the site is not currently suitable for development as it is located outside the development boundary within the countryside, consequently open market residential development is contrary to policy. The site may have long term potential, subject to confirmation of the 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.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered achievable; and viable (subject to any further necessary viability assessment). The sites availability is unknown, where necessary this will be informed by discussions with landowners and/or their representatives. However the site is located outside the development boundary within the countryside, consequently suitable employment development on the site is limited to appropriate recreation or tourism uses, consistent with the Much Wenlock Neighbourhood Plan. The site may have long term potential for other forms of employment, subject to confirmation of the 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.
MUW016	Currently Available	The site has been submitted through the Much Wenlock Neighbourhood Plan '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 Much Wenlock Neighbourhood Plan '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 Much Wenlock Neighbourhood Plan 'call for sites'. The viability of mixed use development is very much dependent on the mix of uses and the location of the potential development site. Consequently, for the purpose of this exercise, where a site is promoted for mixed use development it is assumed that the site is viable for this proposed mix of uses. For other sites where viability is less certain, the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for mixed use development.	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 outside the development boundary within the 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. Constraints that will require due consideration include the fact that the site rises up away from the settlement, the ability to provide an appropriate access and the sites relationship with the settlement.	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 located outside the development boundary within the countryside, consequently suitable employment development on the site is limited to appropriate recreation or tourism uses, consistent with the Much Wenlock Neighbourhood Plan. 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. Constraints that will require due consideration include the fact that the site rises up away from the settlement, the ability to provide an appropriate access and the sites relationship with the settlement.
MUW017	Currently Available	The site has been submitted through the Much Wenlock Neighbourhood Plan '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 Much Wenlock Neighbourhood Plan '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 Much Wenlock Neighbourhood Plan 'call for sites'. The viability of mixed use development is very much dependent on the mix of uses and the location of the potential development site. Consequently, for the purpose of this exercise, where a site is promoted for mixed use development it is assumed that the site is viable for this proposed mix of uses. For other sites where viability is less certain, the viability of the site will be identified as unknown. A separate viability assessment will inform the eventual conclusion on the development potential of sites considered to have potential for mixed use development.	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 outside the development boundary within the 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	The site is considered available, achievable and viable (subject to any further necessary viability assessment). However the site is located outside the development boundary within the countryside, consequently suitable employment development on the site is limited to appropriate recreation or tourism uses, consistent with the Much Wenlock Neighbourhood Plan. 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.
ODY001	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 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	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. Where necessary, this will be informed by further discussions with landowners and/or their representatives and any necessary viability assessments. However the site is not considered suitable for development as it is within a small settlement considered to be open countryside and not an appropriate location for 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 necessary viability assessments. However the site is only considered suitable for small scale rural enterprise and diversification schemes as it is within a small settlement considered to be open countryside and not an appropriate location for development.
ODY002	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.	Rejected	The site is considered available, achievable and viable. Where necessary, this will be informed by further discussions with landowners and/or their representatives and any necessary viability assessments. However the site is not considered suitable for development as it is within a small settlement considered to be open countryside and not an appropriate location for development. The ability to provide an appropriate access to this site would require significant consideration as it would likely have to be off the A458 as the site does not have a road frontage to the south. This would require highway approval.	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 necessary viability assessments. However the site is only considered suitable for small scale rural enterprise and diversification schemes as it is within a small settlement considered to be open countryside and not an appropriate location for development. The ability to provide an appropriate access to this site would require significant consideration as it would likely have to be off the A458 as the site does not have a road frontage to the south. This would require 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
ODY004	Land adjacent to Institute, Oldbury	Oldbury near Bridgnorth	1.10	33	0.44	A site formed of a small agricultural field behind the Women's Institute building. The site slopes down gently W. There is no development boundary to Oldbury and the site is adjacent to the conservation area.	The site sits in a field immediately behind the Women's Institute building. The surrounding area is characterised by dwellings in large curtilages. There is therefore a very low density in the surrounding area	Not Suitable	Development in this location would represent an extension of Oldbury Village. Oldbury is considered countryside and not a suitable location for development. The site is therefore located in the countryside and development in this location would therefore be contrary to policy. Furthermore, the site contains and is located in proximity to 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 in proximity of as 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.	Not Suitable	Development in this location would represent an extension of Oldbury Village. Oldbury is considered countryside and not a suitable location for development. The site is therefore located in the countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site contains and is located in proximity to 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 in proximity of as 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.
ODY007	Land adjacent to Eversley, Oldbury	Oldbury near Bridgnorth	1.06	32	0.42	A small "bow"-shaped site to the north of which runs the A458 that is currently used for grazing. To the south the property wraps around the curtilage of the property "Eversley" extending to the eastern side to the Oldbury Rd.	To the north of the site is the A458 which is shielded from the site by a wooded embankment. To the site's east and west are similar areas of grazing. To the south the property wraps around the curtilage of a large, single residential property known as "Eversley" extending to the eastern side to the Oldbury Rd.	Not Suitable	The site is separated from Bridgnorth by the A458, but is adjacent to the built form of Oldbury. It is therefore considered that development in this location would represent an extension of Oldbury Village. Oldbury is considered countryside and not a suitable location for development. The site is therefore located in the countryside and development in this location would therefore be contrary to policy. Furthermore, the site is located in proximity to 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 in proximity of as conservation area, scheduled monument 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 Suitable	The site is separated from Bridgnorth by the A458, but is adjacent to the built form of Oldbury. It is therefore considered that development in this location would represent an extension of Oldbury Village. Oldbury is considered countryside and as such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is located in proximity to 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 in proximity of as conservation area, scheduled monument 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.
ODY008	Land adj. B4363, Oldbury	Oldbury near Bridgnorth	4.74	142	1.89	The site is formed of the southern half of a large field which extends between the built form of Oldbury village to the south and the A458 to the north. The field is in agricultural use	To the north of the site and the northern part of its east and west boundaries the site is bounded by further agricultural land. To the south west and south of the site are dwellings whilst to the south east of the site is the village church and graveyard..	Not Suitable	The site is separated from Bridgnorth by an agricultural field and the A458, but is adjacent to the built form of Oldbury. It is therefore considered that development in this location would represent an extension of Oldbury Village. Oldbury is considered countryside and not a suitable location for development. The site is therefore located in the countryside and development in this location would therefore be contrary to policy. Furthermore, the site is located in proximity to 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 in proximity of as 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.	Not Suitable	The site is separated from Bridgnorth by an agricultural field and the A458, but is adjacent to the built form of Oldbury. It is therefore considered that development in this location would represent an extension of Oldbury Village. Oldbury is considered countryside and as such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is located in proximity to 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 in proximity of as 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.
ODY009	Land adj. B4363	Oldbury near Bridgnorth	1.55	46	0.62	The site is formed by small northern portions of two neighbouring fields which are adjacent to the rear of and extend beyond to the west of the current residential development to the south of Manor Lane. The site is long (350m approx.) and narrow (75m max depth). The site is currently in agricultural use.	To the south, north west and west of the site is agricultural land whilst to its north east is residential development	Not Suitable	Development in this location would represent an extension of Oldbury Village. Oldbury is considered countryside and not a suitable location for development. The site is therefore located in the countryside and development in this location would therefore be contrary to policy. Furthermore, the site contains and is located in proximity to 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 in proximity of as 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.	Not Suitable	Development in this location would represent an extension of Oldbury Village. Oldbury is considered countryside and not a suitable location for development. The site is therefore located in the countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site contains and is located in proximity to 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 in proximity of as 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.
ODY010	Land adj. B4363	Oldbury near Bridgnorth	6.76	203	2.71	The site is formed of two fields to the south of the built form of Oldbury village which are currently in agricultural / grazing use.	To the north and west of the site is the built form of the village which is characterised by low density housing. To the south west is a Nursing Home. The remainder of the site is bounded by agricultural land to the south and woodland to the east.	Not Suitable	Development in this location would represent an extension of Oldbury Village. Oldbury is considered countryside and not a suitable location for development. The site is therefore located in the countryside and development in this location would therefore be contrary to policy. Furthermore, the site contains and is located in proximity to 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 in proximity of as 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.	Not Suitable	Development in this location would represent an extension of Oldbury Village. Oldbury is considered countryside and not a suitable location for development. The site is therefore located in the countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site contains and is located in proximity to 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 in proximity of as 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.
ODY011X	Old Mill Lane	Oldbury near Bridgnorth	0.17	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
OSW001	Arthurs of Oswestry, Lower Brook Street, Oswestry	Oswestry	0.29	9	0.12	Town centre car dealership site with defined boundaries, comprising showroom and forecourt.	Town centre uses including retail and residential.	Currently Suitable - Subject to Further Detailed Assessment	Suitable location subject to appropriate design and necessary assessments. Specifically 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	Suitable location subject to appropriate design and necessary assessments. Specifically 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW002	Health Centre/ Adult Training Centre, Victoria Rd, Oswestry	Oswestry	0.73	22	0.29	Edge of town centre triangular site bounded by Victoria Rd and Salop Rd with hedge / fence boundaries. Currently social care training and education centre.	Retail park on Salop Rd and retail to south. Police station to NW. residential dwellings adjoining and nearby.	Currently Suitable - Subject to Further Detailed Assessment	Suitable location subject to appropriate design and necessary assessments. Specifically the site is located within proximity of a scheduled monument, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within proximity of a number of TPO's, therefore 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.	Currently Suitable - Subject to Further Detailed Assessment	Suitable location subject to appropriate design and necessary assessments. Specifically the site is located within proximity of a scheduled monument, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW003	Oakfield Middleton Rd, Oswestry	Oswestry	0.36	11	0.14	Residential property with outbuildings on large triangular plot south of Middleton Rd and immediately adjacent to the SUE allocated in SAMDev	Residential to north and west, currently agricultural to south and east, but allocated as SUE	Currently Suitable - Subject to Further Detailed Assessment	Suitable location subject to appropriate design. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	Suitable location subject to appropriate design. Specifically, due to the sites size and its proximity to residential development it is likely that only employment uses sympathetic to its setting would be appropriate (office based employment). 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW005	Roy Evans Garage, Oak Street	Oswestry	0.07	5	0.03	Garage Services on well defined plot on urban largely residential street	Largely residential, primary school opposite	Currently Suitable - Subject to Further Detailed Assessment	The site is in a suitable location for residential development, subject to appropriate assessment and management of physical, heritage and environmental factors. Specifically, 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 in proximity of a scheduled monument; one or more listed buildings; and a registered park/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. 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 in a suitable location for employment development and is already in employment use, subject to appropriate assessment and management of physical, heritage and environmental factors. Specifically, 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 in proximity of a scheduled monument; one or more listed buildings; and a registered park/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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW006	Garages site, Whittington Road	Oswestry	0.23	7	0.09	Row of residential garages adjacent to Whittington Road. Long narrow site. Wooded boundaries	Residential to N, industrial to south and east	Currently Suitable - Subject to Further Detailed Assessment	The site is a windfall redevelopment site within the urban boundary that is considered suitable for residential development, subject to management of any physical, heritage and environmental constraints. Specifically the site contains two TPO's and is in proximity of a number of other 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. 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 a windfall redevelopment site within the urban boundary that is considered suitable for employment development, subject to a sympathetic and complementary design, management of any physical, heritage and environmental constraints. Specifically the site contains two TPO's and is in proximity of a number of other 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
OSW001	Availability Unknown	The site was promoted within a previous SHLAA and there is no evidence to suggest that it is not available for development in the future.	Availability Unknown	It is uncertain whether this land would be available for employment 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	It is uncertain whether employment development would be viable in this location.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered suitable, 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. The site is considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site is located within a conservation area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; 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	Whilst the site is considered suitable, its viability; achievability and availability 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 considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site is located within a conservation area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; 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.
OSW002	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	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	Employment development on the site is considered to be viable and achievable.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; achievable; and viable (subject to any further necessary viability assessment) for residential development. The site is considered to be not currently available, but is likely to become so. Where necessary, this will be informed by further discussions with landowners and/or their representatives. 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.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; achievable; and viable (subject to any further necessary viability assessment) for residential development. The site is considered to be not currently available, but is likely to become so. Where necessary, this will be informed by further discussions with landowners and/or their representatives. 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.
OSW003	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; 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	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	It is uncertain whether employment development would be viable in this location.	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 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 development. 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 for employment uses which are sympathetic to the sites size and its proximity to residential development, 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.
OSW005	Not Currently Available - Likely to become so	The site has previously been submitted for inclusion within the SHLAA. Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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 is currently in employment use. Shropshire Council Officers have investigated the availability of this site for alternative employment uses, 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	It is uncertain whether employment development would be viable in this location.	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 development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically If suitable mitigation of this identified constraint were possible, the sites 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. 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, subject to appropriate assessment and management of physical; environmental; and heritage constraints. 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
OSW006	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	It is uncertain whether this land would be available for employment 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	It is uncertain whether employment development would be viable in this location.	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 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 development. 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. 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
OSW007	Land east of Glentworth Close, Oswestry	Oswestry	1.33	40	0.53	Unbounded part of agricultural field east of Development Boundary and N of River Morda	Agricultural to East and residential to West. Electricity sub-station to N	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary by a swathe of open space. Therefore residential development on the site would be contrary to policy. The site does have some long term potential subject to appropriate policy changes, confirmation of an appropriate access to the site and consideration of site boundaries. Furthermore 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. 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 separated from the development boundary by a swathe of open space. As such employment development is limited to small scale rural enterprise and diversification schemes. The site does have some long term potential for other forms of employment, subject to appropriate policy changes, confirmation of an appropriate access to the site and consideration of site boundaries. Furthermore 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW009	Oldport Farm, Gobowen Road, Oswestry	Oswestry	2.40	72	0.96	Farmhouse, yard and buildings bounded by Gobowen Rd to the East	Surrounded by agricultural land, with Oswestry residential area to the south and the scheduled Old Oswestry hillfort to the West	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to and separated from the Oswestry development boundary. Therefore residential development is contrary to policy. The site may have some long term potential subject to appropriate management of any physical, environmental or heritage constraints. Specifically, the site is in a sensitive location within proximity of the Old Oswestry Hillfort 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 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 an isolated location, separated from the development boundary by an agricultural field and the road/railway line. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have some long term potential for other forms of employment, subject to appropriate management of any physical, environmental or heritage constraints. Specifically, the site is in a sensitive location within proximity of the Old Oswestry Hillfort 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 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.
OSW013	The Town Field, Weston Lane, Oswestry	Oswestry	1.50	45	0.60	Garden land / grazing bounded by hedge to West, unbound to East.	Residential to W and N, agriculture to S & E	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Oswestry. Therefore residential development on the site would be contrary to policy. However the site may have long term potential subject to appropriate policy changes and management of any physical, environmental and heritage constraints. Including the relatively poor vehicular and pedestrian access to the area, which would mean the suitability of an access to the site and into the surrounding area 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. 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 the development boundary for Oswestry. 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 appropriate employment (due to the location of the site, its surrounding uses and the potential points of access it is likely that only low trip generating office based employment would be appropriate) subject to appropriate policy changes and management of any physical, environmental and heritage constraints. Including the relatively poor vehicular and pedestrian access to the area, which would mean the suitability of an access to the site and into the surrounding area 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW014	Land South of The Cemetery, Oswestry	Oswestry	1.57	47	0.63	Unbound part of low lying grassland field, bounded by a wall against the cemetery to the north and hedges to the south and south west, unbound to east.	Cemetery to north, remainder of grassland field to east with former railway dividing this from B2 uses on Maesbury Rd, agricultural uses allocated in SAMDev as OSW034 & OSW035 to south west	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Oswestry. Therefore residential development on the site would be contrary to policy. The site does have some future development potential subject to appropriate changes to policy and management of any physical, heritage and environmental constraints. Including the establishment of a suitable access into the site and from the site into the surrounding area. Consideration of site boundaries. An appropriate buffer to the adjacent cemetery. The site is also in proximity of a schedule 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. 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 the development boundary for Oswestry. As such employment development is limited to small scale rural enterprise and diversification schemes. The site does have some future development potential for other forms of employment, subject to appropriate changes to policy and management of any physical, heritage and environmental constraints. Including the establishment of a suitable access into the site and from the site into the surrounding area. Consideration of site boundaries. An appropriate buffer to the adjacent cemetery. The site is also in proximity of a schedule 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW015	Land East of Oakhurst Road, Oswestry	Oswestry	4.43	133	1.77	Agricultural field rising to the west with highest point to the north west, with hillock features, bound by hedges. Ponds on site.	Agriculture to north (OSW038), residential to south. B4579 to West. Gatacre playing field 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 Oswestry. Therefore residential development on the site would be contrary to policy. The site may have some long term potential subject to appropriate management of any physical, environmental or heritage constraints. Specifically, the site is in a sensitive location within proximity of the Old Oswestry Hillfort Scheduled Monument and Brogyntyn 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. The ability to provide an appropriate access to and 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 the development boundary for Oswestry. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have some long term potential subject to appropriate management of any physical, environmental or heritage constraints. Specifically, the site is in a sensitive location within proximity of the Old Oswestry Hillfort Scheduled Monument and Brogyntyn 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. The ability to provide an appropriate access to and into the site 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
OSW017	Land at Trefonen Road, Oswestry	Oswestry	1.47	44	0.59	Part of agricultural field, unbound to W, bounded by Trefonen Rd to S. Opposite playing field to South, on the edge of Oswestry and outside the current development boundary	Residential to N and E, Trefonen Rd and playing fields to South, agricultural to West	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Oswestry. Therefore residential development on the site would be contrary to policy. However the site may have long term potential subject to policy change, consideration of site boundaries and the management of any constraints. 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. 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 the development boundary for Oswestry. 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 change, consideration of site boundaries and the management of any constraints. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW018a	Land near Weston Lane, Oswestry	Oswestry	2.24	67	0.90	Agricultural grazing land falling to a water course along eastern boundary. Bounded by hedges to S and E, unbound to W and N	OSW013 to W, SAMDev allocation OSW035 to N and agricultural land OSW026 to S and E	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Oswestry. Therefore residential development on the site would be contrary to policy. However the site may have long term potential subject to appropriate policy changes; demonstration of the ability to provide an appropriate access to the site and from the site into the surrounding area; consideration of site boundaries; and management of any other physical, environmental or heritage constraints. For instance 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. 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 the development boundary for Oswestry. 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; demonstration of the ability to provide an appropriate access to the site and from the site into the surrounding area, which is a particular concern for employment development and may well restrict employment uses to those with low vehicular movements; consideration of site boundaries; and management of any other physical, environmental or heritage constraints. For instance 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW021	Llys Hill, Middleton Road, Oswestry	Oswestry	0.36	11	0.15	Llys Hill is a detached property standing in large grounds, accessed via a private drive off Middleton Road. Site is set back from Middleton Road behind a nursing home which adjoins the access drive to the west.	The site is surrounded by residential development on all sides.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within a residential area of Oswestry. It is located within the development boundary and therefore its redevelopment would be consistent with policy - subject to the specific scheme. 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. 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 a residential area of Oswestry. It is located within the development boundary and therefore its redevelopment would be consistent with policy - subject to the specific scheme. Due to the sites setting, within a primarily residential area, the specific scheme and types of employment (likely to be office based) would need to complement this location. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW023	Land off Mount Road, Oswestry	Oswestry	4.99	150	2.00	Part of agricultural field bound by hedges to S, E & N, but unbound to W. Part wooded	Croes residential area to East (High Fawr Ave), Mount Rd to N and agricultural land to W	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Oswestry. Therefore residential development on the site would be contrary to policy. The site may have long term potential for development subject to appropriate policy changes, consideration of the boundary to the west of the site, and management of physical, environmental and heritage constraints. Specifically the site is located within proximity of a listed building, conservation area 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also located within proximity of a number 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. 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 the development boundary for Oswestry. 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 subject to appropriate policy changes, consideration of the boundary to the west of the site, and management of physical, environmental and heritage constraints. As the developed area to the east of the site is predominantly residential, any development on this site would need to complement these adjacent uses (likely office based employment) and provide an appropriate buffer. Furthermore the site is located within proximity of a listed building, conservation area 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also located within proximity of a number 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW026	Land north of Weston Lane, Oswestry	Oswestry	6.78	203	2.71	Large flat open field, currently in arable use, situated within a wider tract of open land which separates the main Oswestry industrial area to the east and established residential areas to the west.	The sites immediate surroundings are predominantly agricultural. However there are areas of residential to the west and areas allocated for residential development to the north of the site, these are adjacent to the site in parts but adjacent fields form an area of separation in others. There is also an employment area to the east of the site separated by further agricultural fields and a main road.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to (in part on its western and northern boundary) but outside the development boundary therefore it is currently classified as countryside. Consequently residential development would be contrary to policy. However the site may have long term potential subject to a policy change and management of the physical, heritage and environmental constraints present. For instance the site has poor vehicular and pedestrian access. The site contains and is in proximity of a number 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also 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. 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 (in part on its western and northern boundary) but outside the development boundary therefore it is currently classified as 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 a policy change and management of the physical, heritage and environmental constraints present. For instance the site has poor vehicular and pedestrian access which is a particular constraint for employment development and may impact on the types of employment that are suitable. The site contains and is in proximity of a number 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
OSW017	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	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	It is uncertain whether employment development would be viable in this location.	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. However the site is only suitable for employment which is considered to be 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. The associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
OSW018a	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	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	It is uncertain whether employment development would be viable in this location.	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 confirmation of its availability; appropriate changes to policies affecting this location; demonstration of the ability to provide an appropriate access to the site and from the site into the surrounding area; provision of a layout which provides well defined boundaries to the site; 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	The sites availability, achievability and viability are unknown. Where necessary this will be informed by discussions with the landowner and/or their representatives and any further necessary viability assessment. However the site is only suitable for employment which is considered to be 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; appropriate changes to policies affecting this location; demonstration of the ability to provide an appropriate access to the site and from the site into the surrounding area; provision of a layout which provides well defined boundaries to the site; 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.
OSW021	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 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	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 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 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 development. 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
OSW023	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 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; 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 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	The sites 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 is only suitable for employment which is considered to be 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.
OSW026	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	It is uncertain whether this land would be available for employment development. 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 this matter. 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). 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, it is unclear how an appropriate access to the site could be achieved. 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. Oswestry offers a range of services and facilities suitable to meet the needs of potential occupiers of the site, but access to these services is poor.	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; their representatives; and any further necessary viability assessment work. However the site is only suitable for employment which is considered to be 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, it is unclear how an appropriate access to the site could be achieved, this is a particular constraint for employment development and may constrain the types of employment that are suitable, if any employment uses are considered appropriate. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment 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. Oswestry offers a range of services and facilities suitable to meet the needs of potential occupiers of the site, but access to these services is poor.

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
OSW027	Land at Weston Cotton Farm, Weston Lane, Oswestry	Oswestry	0.70	21	0.28	Unbound part of agricultural field	Hamlet of Weston to S. Fishing pools and farms with agricultural land to N and E	Not Suitable	The site is located outside and detached from the development boundary within the countryside. Consequently residential development on the site would be contrary to policy. Ultimately the site is unsuitable for development due to flood risk constraints to the majority of the site, access to the remainder (which would be have to be through areas within the flood zone); access constraints to the entirety of the site. The site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere. Furthermore the site is located within proximity of one or more listed buildings, therefore any development would be subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 outside and detached from the development boundary within the countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Ultimately the site is unsuitable for development due to flood risk constraints to the majority of the site, access to the remainder (which would be have to be through areas within the flood zone); access constraints to the entirety of the site. The site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere. Furthermore the site is located within proximity of one or more listed buildings, therefore any development would be subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
OSW028	Land at Brogyntyn Park, Oswestry	Oswestry	11.98	359	4.79	Agricultural field enclosed by hedges which forms part of registered parkland of Brogyntyn Hall	Built area of Oswestry is to the S, E & W, Brogyntyn Hall and parkland to the N	Not Suitable	The site is located adjacent to (bounded on three sites - east, west and south) but outside the development boundary. Therefore residential development on the site would be contrary to policy. Furthermore, part of the site is identified as a community park/garden. 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. Ultimately development on the site would be unsuitable due to impact on protected historic environment assets including the registered historic park; conservation area; and listed building. The site contains and is 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.	Not Suitable	The site is located adjacent to (bounded on three sites - east, west and south) but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, part of the site is identified as a community park/garden. 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 entirety of the site is included within a registered park/garden. Ultimately development on the site would be unsuitable due to impact on protected historic environment assets including the registered historic park; conservation area; and listed building. The site also contains an area of public open space which could potentially be lost as part of its development. The site contains and is 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.
OSW029	Central Car Park and adjoining land, Oswestry	Oswestry	1.61	48	0.64	Town centre car park	Town centre uses to North, East & West, residential streets to South.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Oswestry development boundary. It is potentially suitable for redevelopment in part subject to further assessment of the need for the car park (in active uses) and alternative provision. 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 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 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. 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 Oswestry development boundary. It is potentially suitable for redevelopment in part subject to further assessment of the need for the car park (in active uses) and alternative provision. 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 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW032	Land between Trefonen Road and Penyllan Lane, South of Oswestry	Oswestry	13.36	401	5.34	This site consists of pastoral parkland and playing fields bounded by hedges and a boundary wall to Trefonen Rd. It forms part of the Pen-y-lan estate on the south western edge of Oswestry and occupies gently sloping land between the B4579 (Trefonen Road) and Penyllan Lane. The northern part of the site is currently used as playing fields by the neighbouring school; the southern half is pastoral parkland with many mature deciduous trees.	The site has school playing fields to the east and south, and agricultural land to the west. There is residential development to the north on the Trefonen Road.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Gateway site with moderate landscape character approaching Oswestry from the West. The site is located adjacent to (northern portion of the site) but outside the Oswestry development boundary. Therefore residential development would be contrary to policy. Furthermore, approximately 25% 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 remainder of the site does however have long term potential subject to appropriate mitigation of any physical, heritage and environmental constraints. For instance the site is adjacent to 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. The site is part of a relic parkland landscape, whilst archaeological evaluation of parts of the site have been completed, assessment of archaeological earthworks elsewhere would be required prior to submission of an application. Archaeological mitigation will also be necessary. The site is also in proximity of a veteran tree and trees subject to a 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. 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 (northern portion of the site) but outside the Oswestry development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The sites gateway location means that any employment uses on the site would need to reflect the prominence of the site. Furthermore, approximately 25% 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 remainder of the site does however have long term potential for other forms of employment, subject to appropriate mitigation of any physical, heritage and environmental constraints. For instance the site is adjacent to 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. The site is part of a relic parkland landscape, whilst archaeological evaluation of parts of the site have been completed, assessment of archaeological earthworks elsewhere would be required prior to submission of an application. Archaeological mitigation will also be necessary. The site is also in proximity of a veteran tree and trees subject to a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW037	Land at Mile Oak, Oswestry	Oswestry	0.72	21	0.29	Agricultural field within Oswestry bypass and adjacent to allocated employment site	Former railway to W, Maesbury Rd to N, agricultural uses	Not Suitable	The site is located adjacent to (northern portion of the site) but outside the Oswestry development boundary. Therefore residential development would be contrary to policy. Ultimately the site is unsuitable for development as it is subject to significant flood risk and the remainder cannot be safely accessed. The site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere. The site is also in 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. 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 (northern portion of the site) but outside the Oswestry development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Ultimately the site is unsuitable for development as it is subject to significant flood risk. The site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere. The site is also in 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
OSW027	Availability Unknown	The site was promoted within 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	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 achievable and viable (subject to any further necessary viability assessment). The sites availability is unknown, where necessary this will be informed by discussions with landowners and/or their agents. However the site is not considered suitable for development as the majority of the site is located within flood zones 2 and 3, the remainder can only be accessed through the areas of flood risk. The site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere. The site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere. Additionally there are access constraints to the entirety of the site.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development as the majority of the site is located within flood zones 2 and 3, the remainder can only be accessed through the areas of flood risk. Additionally there are access constraints to the entirety of the site.
OSW028	Availability Unknown	The site was promoted within 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	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 achievable; and viable (subject to any further necessary viability assessment). The availability of the site is unknown, where necessary this will be informed by discussions with landowners and/or their representatives. However the site is not considered suitable for development as it is outside the development boundary, therefore residential development on the site would be contrary to policy. Crucially development on the site would be unsuitable due to impact on protected historic environment assets including the registered historic park; conservation area; and listed building. Furthermore, part of the site is identified as a community park/garden. 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 entirety of the site is included within a registered park/garden.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development due to the potential impact on protected historic environment assets including the registered historic park; conservation area; and listed building within the site. Furthermore, part of the site is identified as a community park/garden. 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 entirety of the site is included within a registered park/garden.
OSW029	Availability Unknown	The site was promoted within 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	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; their representatives; and any further necessary viability assessment work. The site is considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically impacts on the accessibility of the town centre if parking is reduced, together with visual impact and design considerations due to its Conservation Area location. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; 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 considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically impacts on the accessibility of the town centre if parking is reduced, together with visual impact and design considerations due to its Conservation Area location. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its 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.
OSW032	Availability Unknown	The site was promoted within 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	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; 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. Furthermore, approximately 25% 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 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. Such constraints include landscape and heritage value. 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. However as the site is located in open countryside, employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, approximately 25% 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 remainder of the site may have long term potential for other forms of employment, 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 landscape and heritage value. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
OSW037	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 achievable; and viable (subject to any further necessary viability assessment). Its availability is unknown, where necessary this will be informed through discussions with the landowner and/or their representatives. However the site is not considered suitable for development as the majority of the site is located within flood zones 2 and/or 3 and the remainder cannot be accessed safely for development. The site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development as the majority of the site is located within flood zones 2 and/or 3 and the remainder cannot be accessed safely for development. The site would only be suitable for development if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.

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
OSW038	Land east of Oakhurst Road, north of Oswestry	Oswestry	7.75	232	3.10	Agricultural field bound by hedges	Oakhurst (large residential property) to NW. B4579 and single residential property to W. agriculture surrounds remainder. Old Oswestry Hillfort is 300m East, Brogyntyn Park (Registered Park) to the west	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the Oswestry development boundary. Therefore residential development is contrary to policy. The site may have some long term potential subject to appropriate management of any physical, environmental or heritage constraints. Specifically, the site is in a sensitive location within proximity of the Old Oswestry Hillfort Scheduled Monument and the Brogyntyn 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. Archaeological evaluation of the site is also necessary. 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 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. There is also possible earthwork remains of ridge and furrow present on site - archaeological mitigation likely to be required post-determination.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside the development boundary therefore employment development is limited to small scale rural enterprise and diversification schemes. The site may have some long term potential for other forms of employment subject to appropriate management of any physical, environmental or heritage constraints. Specifically, the site is in a sensitive location within proximity of the Old Oswestry Hillfort Scheduled Monument and the Brogyntyn 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. Archaeological evaluation of the site is also necessary. 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 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. There is also possible earthwork remains of ridge and furrow present on site - archaeological mitigation likely to be required post-determination.
OSW040	Land off Gobowen Road, north of Jasmine Gardens	Oswestry	4.25	128	1.70	The site is a pasture used for horse grazing which rises up to form the lower slopes of a distinctive wooded knoll on the northern outskirts of Oswestry. It is separated from the B5069 approach road and from land to the north west by low cut hedges. A small watercourse/ditch follows the contours of the hillside creating a slight indentation in the landform. The site is visible on the northern approaches to the settlement and acts as part of the setting to Old Oswestry Fort and to the wooded knoll which together act as distinctive landmarks in the landscape north of the settlement. A rural farm complex lies to the north. The site is sensitive as a prominent and attractive part of the rising landform, its role as setting to the hillfort and as a buffer between the rural farmstead at Oldport and the settlement.	Oldport Farm is to the north, with the hill fort to the north west, a wooded hill to the west, Jasmine Gardens housing development to the south, and the Gobowen Road and former railway to the east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the Oswestry development boundary. Therefore residential development is contrary to policy. The site may have some long term potential subject to appropriate management of any physical, environmental or heritage constraints. Specifically, the site is in a sensitive location within proximity of the Old Oswestry Hillfort 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. Archaeological evaluation of the site is also necessary. 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 the Oswestry development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have some long term potential for other forms of employment, subject to appropriate management of any physical, environmental or heritage constraints. Specifically, the site is in a sensitive location within proximity of the Old Oswestry Hillfort 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. Archaeological evaluation of the site is also necessary. 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.
OSW042	Everglades, Brynhafod Lane	Oswestry	0.24	7	0.10	Existing residential curtilage	Residential	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Oswestry development boundary within a predominantly residential area. Therefore residential development on the site could be appropriate. However the constraints are such that it is considered unlikely that there is sufficient net developable area to achieve five dwellings. Specifically the site contains and is in proximity of a number of other 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. An Arboriculture Report suggests reduced net developable area. 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. 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 Oswestry development boundary within a predominantly residential area. Employment development on the site could be appropriate, but due to the primarily residential area any employment uses on the site would need to reflect this context - likely to be office based. However the constraints are such that it is considered unlikely that there is sufficient net developable area to achieve five dwellings. Specifically the site contains and is in proximity of a number of other 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. An Arboriculture Report suggests reduced net developable area. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW043	Welsh Border Meats, Willow Street	Oswestry	0.06	5	0.03	Small site comprising the Welsh Border Meats building and carparking. Narrow site with a frontage at either end on to Willow Street and Oak Street.	Typical edge of town centre location surrounded by a mix of residential, commercial and other uses.	Currently Suitable - Subject to Further Detailed Assessment	The site is located on the edge of the town centre within the Oswestry development boundary. The surrounding area contains a mix of uses including many residential properties. As such it is an appropriate location for residential development. The site is within proximity of one or more listed buildings; a conservation area; a scheduled monument; and a registered park and garden. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 town centre within the Oswestry development boundary. The surrounding area contains a mix of uses. As such it is an appropriate location for employment development. The site is within proximity of one or more listed buildings; a conservation area; a scheduled monument; and a registered park and garden. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
OSW044	Land off Croeswylan Lane, Oswestry	Oswestry	1.00	30	0.40	The site is located on the south-western edge of Oswestry on land off Croeswylan Lane and north of the River Morda. The site is relatively prominent visually and forms part of the Morda Valley green corridor. Mature trees and hedgerow along Croeswylan Lane and Love Lane.	There is agricultural land on all sides except existing residential properties fronting Croeswylan Lane and to the east.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the Oswestry development boundary. As such residential development is contrary to policy. However it may be suitable in the longer term, subject to management of access constraints and mitigation of landscape and visual impact.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the Oswestry development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However it may be suitable for other forms of employment in the longer term, subject to management of access constraints, which are a particular issue for employment development and mitigation of landscape and visual impact. The site is also sloping which is a potential constraint to 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
OSW038	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 achievable; and viable (subject to any further necessary viability assessment). Its availability is unknown where necessary this will be informed by discussions with the 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 in proximity of the Old Oswestry Hillfort and Brogyntyn Registered Parkland. 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 only suitable for employment which is considered to be 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 in proximity of the Old Oswestry Hillfort and Brogyntyn Registered Parkland. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment 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.
OSW040	Currently Available	The site was represented during the SAMDev 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	This site was identified within a previous Urban Housing Capacity Study. 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.	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. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and 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 is in proximity of the Old Oswestry Hillfort. 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. 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 the site is in proximity of the Old Oswestry Hillfort. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment 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.
OSW042	Not Available	The site is currently occupied and has the benefit of Planning Permission to extend the existing property (annexe) and consequently there is not confidence that it will be available for this form of development. Therefore information gathered for the purposes of this study suggests that the site is not currently available and is unlikely to become so for this form of development.	Not Available	he site is currently occupied and has the benefit of Planning Permission to extend the existing property (annexe) and consequently there is not confidence that it will be available for this form of development. Therefore information gathered for the purposes of this study suggests that the site is not currently available and is unlikely to become so 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). It is not however considered available. Whilst the site is considered suitable for residential development, the constraints are such that it is considered unlikely that there is sufficient net developable area to achieve five dwellings.	Rejected	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. It is not however considered available. Whilst the site is considered suitable for employment development compatible with the sites setting, the constraints are such that it is considered unlikely that there is sufficient net developable area to achieve 500m2 of floorspace.
OSW043	Not Currently Available - Likely to become so	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	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 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 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 development. 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.
OSW044	Currently 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.	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, 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. 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 only suitable for employment which is considered to be 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.

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
OSW045	Autocare, King Street, Oswestry	Oswestry	0.02	5	0.01	Small site comprising a single storey garage/workshop at the junction of King Street and Eden Street, north east of the town centre. The existing building is of little architectural merit.	The surrounding area is mainly residential in character, with a variety of commercial uses nearby.	Currently Suitable - Subject to Further Detailed Assessment	This brownfield site is suitable for development, subject to assessment and management of identified constraints. Specifically the site is located within a conservation area. Therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm to or a total loss of significance of the 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. The site is in proximity of one or more listed buildings and a scheduled monument. Development is therefore subject to an assessment of impact on the significance of the setting of this heritage asset(s). Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in proximity 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	This brownfield site is suitable for development, subject to assessment and management of identified constraints. Specifically the site is located within a conservation area. Therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm to or a total loss of significance of the 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. The site is in proximity of one or more listed buildings and a scheduled monument. Development is therefore subject to an assessment of impact on the significance of the setting of this heritage asset(s). Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in proximity 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. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW046	Land to the West of Llwyn Road, Oswestry	Oswestry	8.66	260	3.47	Agricultural field to the west of Llwyn Road. The site is separated from the built form of Oswestry by an area of public open space (outdoor sports).	Character to the north, and west is agricultural. Character to the south is public open space. Character to the east is agricultural but also includes the significant feature of the Oswestry Hillfort.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary by an area of open space (outdoor sports). Therefore residential development on the site would be contrary to policy. The site may have some long term potential subject to appropriate management of any physical, environmental or heritage constraints. Specifically, the site is in a sensitive location within proximity of the Old Oswestry Hillfort 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. Archaeological evaluation of the site is also necessary. 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 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 the development boundary by an area of open space (outdoor sports). As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have some long term potential for other forms of employment subject to appropriate management of any physical, environmental or heritage constraints. Specifically, the site is in a sensitive location within proximity of the Old Oswestry Hillfort 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. Archaeological evaluation of the site is also necessary. 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 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.
OSW047	Land to the north west of Gatacre Avenue, Oswestry	Oswestry	9.73	292	3.89	An agricultural field containing a pond located to the north of Oswestry.	Character to the north, east and north west is predominantly agricultural. Character to the west is public open space. Character to the south is predominantly residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside the development boundary. Therefore residential development on the site would be contrary to policy. The site may have some long term potential subject to appropriate management of any physical, environmental or heritage constraints. Specifically, the site is in a sensitive location within proximity of the Old Oswestry Hillfort Scheduled Monument; the Brogyntyn Registered Parkland 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. Archaeological evaluation of the site is also necessary. 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 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 also contains 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. 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 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 some long term potential for other forms of employment, subject to appropriate management of any physical, environmental or heritage constraints. Specifically, the site is in a sensitive location within proximity of the Old Oswestry Hillfort Scheduled Monument; the Brogyntyn Registered Parkland 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. Archaeological evaluation of the site is also necessary. 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 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 also contains 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW048	Land at Weston Farm, Oswestry	Oswestry	15.21	456	6.08	The majority of two agricultural fields associated with Weston Farm, located to the east of Weston Lane and west of the railway line and Mile End Industrial Estate.	Land to the east is commercial. Land to the south is a mix of agricultural, commercial and land used for camping. Land to the west is predominantly agricultural. Land to the north is a mix of agricultural, land allocated for housing and a cemetery.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the development boundary by the railway line (currently unused). Therefore residential development on the site would be contrary to policy. The site, outside of the area located within flood zone 2, does have some long term potential subject to appropriate policy changes, confirmation of an appropriate access to the site and consideration of site boundaries. Furthermore the site contains a number 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. 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 listed building 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. 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 separated from the development boundary by the railway line (currently unused). As such employment development is limited to small scale rural enterprise and diversification schemes. The site, outside of the area located within flood zone 2, does have some long term potential for other forms of employment subject to appropriate policy changes, confirmation of an appropriate access to the site and consideration of site boundaries. Furthermore the site contains a number 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. 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 listed building 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
OSW049	Land to the north west of the Water Works, Oswestry	Oswestry	6.98	209	2.79	The site comprises two agricultural fields to the west of Oswestry. The site is separated from the built form of the settlement by an adjacent site within the same ownership.	Land to the north, west and east is predominantly agricultural. Land to the south is mixed consisting of agricultural and the Water Works.	Not Suitable	The site is separated from the built form of the settlement and its development boundary by an adjacent agricultural field, albeit in the same ownership. Therefore open market residential development is contrary to policy. Furthermore, the ability to provide an appropriate access to and into the site is reliant on the development of an adjacent site and access being provided through it (albeit the site is in the same ownership), consequently the site in isolation is not suitable, although it may have long term potential as part of a wider scheme. For information, in order to access the adjacent site, demolition of an existing bungalow off an estate road (presumed to be in the same ownership) is required, the suitability of an access to and into the adjacent site from this location would be subject to highway approval. The ability of this access to serve this additional site is also subject to highway approval. The site also contains and is in 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is adjacent to a sewerage treatment works, which will require due consideration.	Not Suitable	The site is separated from the built form of the settlement and its development boundary by an adjacent agricultural field, albeit in the same ownership. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the ability to provide an appropriate access to and into the site is reliant on the development of an adjacent site and access being provided through it (albeit the site is in the same ownership), consequently the site in isolation is not suitable, although it may have long term potential as part of a wider scheme. For information, in order to access the adjacent site, demolition of an existing bungalow off an estate road (presumed to be in the same ownership) is required, the suitability of an access to and into the adjacent site from this location would be subject to highway approval. The ability of this access to serve this additional site is also subject to highway approval. The site also contains and is in 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is adjacent to a sewerage treatment works, 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
OSW045	Not Currently Available - Likely to become so	The site has been the subject of a series of lapsed Planning Permissions for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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. There have been a number of applications for an alternative use approved on the site. 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 also considered suitable for development subject to appropriate assessment and management of any impact on the physical, environmental; or heritage constraints to the site. Specifically the sites location within a conservation area. If suitable mitigation of this identified constraint were possible, the sites 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. 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 suitable; available; achievable; and viable (subject to any further necessary viability assessment) for employment development. The site is considered suitable for development subject to appropriate assessment and management of any impact on the physical, environmental; or heritage constraints to the site. Specifically the sites location within a conservation area. If suitable mitigation of this identified constraint were possible, the sites 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
OSW046	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	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 and separated from the development boundary and built form of the settlement by an area of open space (outdoor sports); 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 in proximity of the Old Oswestry Hillfort. 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 not currently suitable for development as it is located in open countryside and separated from the development boundary and built form of the settlement by an area of open space (outdoor sports); as such 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 in proximity of the Old Oswestry Hillfort. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment 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.
OSW047	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	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 and separated from the development boundary and built form of the settlement by an area of open space (outdoor sports); 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 in proximity of the Old Oswestry Hillfort and the Brogyntyn Registered Parkland. 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 not currently suitable for development as it is located in open countryside; as such 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 in proximity of the Old Oswestry Hillfort and the Brogyntyn Parkland. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment, 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.
OSW048	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	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	Viability	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.	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 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.	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 only suitable for employment which is considered to be 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 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.
OSW049	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	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 the site is separated from the built form of the settlement and its development boundary by an adjacent agricultural field, albeit in the same ownership and the ability to provide a highway access is dependent on development of this adjacent field.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore, the site is not considered suitable for development as the site is separated from the built form of the settlement and its development boundary by an adjacent agricultural field, albeit in the same ownership and the ability to provide a highway access is dependent on development of this adjacent field.

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		
OSW050	Land at Oerley Way, Oswestry	Oswestry	6.14	184	2.46	The site comprises two agricultural fields to the west of Oswestry.	Land to the north and west is predominantly agricultural. Land to the east is predominantly residential. Land to the south is characterised by the Water Works.	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 on the site would be contrary to policy. However the site may have some long term potential subject to appropriate policy changes, confirmation of and management of the physical, environmental and heritage constraints present. Specifically the ability to provide an appropriate access to and into the site is reliant on the demolition of an existing bungalow off an estate road (presumed to be in the same ownership), the suitability of an access to and into the site from this location would be subject to highway approval. The site is adjacent to an sewerage treatment works, which will require due consideration. The site slopes upwards towards the west, and is elevated over the adjacent settlement, the relationship between the site and adjacent dwellings requires careful consideration. The site also contains and is in 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. 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 the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site may have some long term potential for other forms of employment, subject to appropriate policy changes, confirmation of and management of the physical, environmental and heritage constraints present. Specifically the ability to provide an appropriate access to and into the site is reliant on the demolition of an existing bungalow off an estate road (presumed to be in the same ownership), the suitability of an access to and into the site from this location would be subject to highway approval. The site is adjacent to an sewerage treatment works, which will require due consideration. The site slopes upwards towards the west, and is elevated over the adjacent settlement, the relationship between the site and adjacent dwellings requires careful consideration. The site also contains and is in 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.		
OSW051	Weston Lane, Oswestry	Oswestry	0.32	10	0.13	Pasture/recreation land with a number of mature trees in and around the sites boundaries.	Character to the north and west is predominantly residential. Character to the south is mixed residential and agricultural. Character to the east is predominantly agricultural (although this land is allocated for residential development).	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Oswestry development boundary adjacent to sites allocated for housing development. Therefore open market residential development on the site is likely to be appropriate. However, the ability to provide an appropriate access into the site is subject to highway approval. Furthermore, 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. 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 Oswestry development boundary adjacent to sites allocated for housing development. Therefore employment development on the site is likely to be appropriate. However, the ability to provide an appropriate access into the site is subject to highway approval. As the nearby built form is primarily residential, any employment on the site would need to complement these uses (likely to be office based). Furthermore, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.		
OSW052	Land east of The Hollies, Middleton Road, Oswestry	Oswestry	1.59	48	0.63	An agricultural field to the east of Oswestry and the A5. The site is separated from the A5 by a residential property The Hollies.	Surrounding character is predominantly agricultural. There is however a dwelling adjacent to the site and land to the west (other side of the A5) is an allocated sustainable urban extension and land to the south (separated from this site by another agricultural field) is an employment allocation.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside the settlement development boundary. As such open market residential development is contrary to policy. Subject to appropriate policy changes and management of any physical, heritage and environmental constraints present, the site may have long term potential. Such constraints include the ability to provide an appropriate access to and into the site is subject to highway approval. The site is also separated from the built form of Oswestry by the A5 a significant physical barrier which has significant implications for residential amenity.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Subject to appropriate policy changes and management of any physical, heritage and environmental constraints present, the site may have long term potential for other forms of employment development. Such constraints include the ability to provide an appropriate access to and into the site is subject to highway approval. The site is also separated from the built form of Oswestry by the A5 a significant physical barrier, however this is likely to be less problematic for employment development.		
OSW053	Land at Mile End East, Oswestry	Oswestry	9.13			Large strategic employment allocation consisting of a series of agricultural fields to the east of Mile End Roundabout and east/north of the A5. Character to the west is a mixture of agriculture (land allocated for mixed use residential and employment development) retail and employment.	Character to the north and east is predominantly agricultural. Character to the south is predominantly agricultural although there is a service station (opposite the site to the south of the A5) providing such services as restaurants; a petrol station; a hotel etc. Character to the west is a mixture of agriculture (land allocated for mixed use residential and employment development) retail and employment.	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 and environmental constraints present. For instance the site is separated from the built form of Oswestry by the A5, a significant physical barrier which has significant implications for residential amenity. The ability to provide an appropriate access to and into the site is subject to highway approval.	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 and environmental constraints present. For instance the site is separated from the built form of Oswestry by the A5, a significant physical barrier. The ability to provide an appropriate access to and into the site is subject to highway approval.	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.

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
OSW050	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	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 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 and into the site is reliant on the demolition of an existing bungalow off an estate road (presumed to be in the same ownership), the suitability of an access to and into the site from this location would be subject to highway approval. The site is adjacent to a sewerage treatment works, which will require due consideration. The site slopes upwards towards the west, and is elevated over the adjacent settlement, the relationship between the site and adjacent dwellings requires careful 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. However the site is only suitable for employment which is considered to be 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 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 and into the site is reliant on the demolition of an existing bungalow off an estate road (presumed to be in the same ownership), the suitability of an access to and into the site from this location would be subject to highway approval. The site is adjacent to a sewerage treatment works, which will require due consideration. The site slopes upwards towards the west, and is elevated over the adjacent settlement, the relationship between the site and adjacent dwellings requires careful consideration. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
OSW051	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	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.	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 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. Specifically, the ability to provide an appropriate access into the site is subject to highway approval. 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. The site is suitable for development, although as the nearby built form is primarily residential, any employment on the site would need to complement these uses (likely to be office based). 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. Specifically, the ability to provide an appropriate access into the site is subject to highway approval. However, the site may have long term potential, subject to confirmation of the sites 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.
OSW052	Not Currently Available - Likely to become so	The site was represented during the SAMDev Site Allocations process for a relevant use. It is understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, once the site becomes 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 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 not currently available, but likely to become so. The site is also considered achievable and viable. However, the site is not considered suitable for development as it is located outside the settlement development boundary, 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 and environmental constraints. A particular constraint to residential development on this site is its separation from the built form of Oswestry by the A5, which is a significant physical barrier. There is also a need to consider whether an appropriate vehicular access can be provided to and into 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 assessment work. However, the site is located outside 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 availability, achievability and viability; appropriate policy changes; and management of any physical, heritage and environmental constraints. A particular constraint to residential development on this site is its separation from the built form of Oswestry by the A5, which is a significant physical barrier. There is also a need to consider whether an appropriate vehicular access can be provided to and into the site.
OSW053	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	Viability	The site has been allocated for employment 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.	Achievable	Viability	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	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.	Amber	Green	

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
OSW054	Land east of the Employment Allocation at Mile End, Oswestry	Oswestry	18.68	560	7.47	A large site consisting of two agricultural fields to the east of an employment allocation. The site is bounded to the south by the A5.	Surrounding character is predominantly agricultural. The site to the west is allocated for employment development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlement development boundary (the site is adjacent to an employment allocation). As such open market residential development is contrary to policy. Subject to appropriate policy changes and management of any physical, heritage and environmental constraints present, the site may have long term potential. Such constraints include that the site is some distance from the current built form of Oswestry (the site is adjacent to an employment allocation). The ability to provide an appropriate access to and into the site is subject to highway approval. The site is separated from the built form of Oswestry by the A5 a significant physical barrier which has significant implications for residential amenity.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlement development boundary (the site is adjacent to an employment allocation). As such employment development is limited to small scale rural enterprise and diversification schemes. Subject to appropriate policy changes and management of any physical, heritage and environmental constraints present, the site may have long term potential for other forms of employment. Such constraints include that the site is some distance from the current built form of Oswestry (the site is adjacent to an employment allocation). The ability to provide an appropriate access to and into the site is subject to highway approval. The site is separated from the built form of Oswestry by the A5 a significant physical barrier which has significant implications for residential amenity.
OSW055	Land north of the Employment Allocation at Mile End, Oswestry	Oswestry	10.95	328	4.38	A large site consisting of an agricultural field to the north of an employment allocation. The site is bounded to the west by the A5.	Surrounding character is predominantly agricultural. The site to the south is allocated for employment development and to the west for a mixed use development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlement development boundary (the site is adjacent to an employment allocation). As such open market residential development is contrary to policy. Subject to appropriate policy changes and management of any physical, heritage and environmental constraints present, the site may have long term potential. Such constraints include the ability to provide an appropriate access to and into the site is subject to highway approval. The site is also separated from the built form of Oswestry by the A5 a significant physical barrier which has significant implications for residential amenity.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlement development boundary (the site is adjacent to an employment allocation). As such employment development is limited to small scale rural enterprise and diversification schemes. Subject to appropriate policy changes and management of any physical, heritage and environmental constraints present, the site may have long term potential for other forms of employment. Such constraints include the ability to provide an appropriate access to and into the site is subject to highway approval. The site is also separated from the built form of Oswestry by the A5 a significant physical barrier which has significant implications for residential amenity.
OSW056	Land west of White House Farm, Middleton Road	Oswestry	1.51	45	0.60	Irregularly shaped agricultural field located to the south of Middleton Road and west of White House Farm .	Surrounding character is predominantly agricultural, although there are several farmsteads/farmhouses in proximity.	Not Suitable	The site is separated from the development boundary by agricultural fields and is in an isolated location. As such it is unsuitable for open market residential development. The site is also separated from the built form of Oswestry by the A5. The ability to provide an appropriate access to and into the site is subject to highway approval.	Not Suitable	The site is separated from the development boundary by agricultural fields and is in an isolated location. As such employment development is limited to small scale rural enterprise and diversification schemes. The site is also separated from the built form of Oswestry by the A5, however this is less problematic for employment development. The ability to provide an appropriate access to and into the site is subject to highway approval.
OSW057	Land south of Middleton Road, Oswestry	Oswestry	2.09	63	0.84	Rectangular shaped agricultural field located to the south of Middleton Road.	Surrounding character is predominantly agricultural, although there are several farmsteads/farmhouses in proximity.	Not Suitable	The site is separated from the development boundary by agricultural fields and is in an isolated location. As such it is unsuitable for open market residential development. The site is also separated from the built form of Oswestry by the A5. The ability to provide an appropriate access to and into the site is subject to highway approval.	Not Suitable	The site is separated from the development boundary by agricultural fields and is in an isolated location. As such employment development is limited to small scale rural enterprise and diversification schemes. The site is also separated from the built form of Oswestry by the A5, however this is less problematic for employment development. The ability to provide an appropriate access to and into the site is subject to highway approval.
OSW058	Land north of Whittington Road and west of the A5, Oswestry	Oswestry	7.38	222	2.95	The site consists of parts of two irregularly shaped agricultural fields to the north of an existing residential allocation (which represents the other parts of these two agricultural fields).	Character to the north and west is predominantly agricultural. The Old Oswestry Hillfort is located to the west of the site. To the south are residential dwellings; agricultural land allocated for residential development; commercial properties and associated curtilages; and a large electricity distribution site.	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 management of any physical, heritage and environmental constraints present. For instance the most appropriate access point is likely through the adjacent allocated site, therefore this site would likely only be developed following the existing allocation. The ability to provide an appropriate access is subject to highway approval. The site is in proximity to 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 in proximity of a scheduled monument - the Old Oswestry Hillfort, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 management of any physical, heritage and environmental constraints present. For instance the most appropriate access point is likely through the adjacent allocated site, therefore this site would likely only be developed following the existing allocation. The ability to provide an appropriate access is subject to highway approval. The site is in proximity to 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 in proximity of a scheduled monument - the Old Oswestry Hillfort, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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
OSW054	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	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 achievable and viable, where necessary this will be informed by a viability assessment. The availability of the site is unknown, where necessary this will be informed by discussions with the landowner and/or agent. However the site is not suitable for development as it is located in the open countryside. The site may have long term potential subject to confirmation of its availability; appropriate policy changes; and management of any physical, heritage and environmental constraints. A particular constraint to residential development on this site is that it is separated from the built form of Oswestry by the A5 a significant physical barrier which has significant implications for residential amenity. The site is also some distance from the current built form of Oswestry (the site is adjacent to an employment allocation). Furthermore the ability to provide an appropriate access to and into the site is subject to highway approval.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. However the site is located in 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 subject to confirmation of its availability; appropriate policy changes; and management of any physical, heritage and environmental constraints. A particular constraint to residential development on this site is that it is separated from the built form of Oswestry by the A5 a significant physical barrier, however this is less problematic for employment development. The site is also some distance from the current built form of Oswestry (the site is adjacent to an employment allocation). Furthermore the ability to provide an appropriate access to and into the site is subject to highway approval.
OSW055	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, achievable and viable subject to any necessary viability assessment. However the site is not currently suitable for development as it is located adjacent to but outside the settlement development boundary (the site is adjacent to an employment allocation). However the site is not suitable for development as it is located in the open countryside. The site may have long term potential subject to appropriate policy changes; and management of any physical, heritage and environmental constraints. A particular constraint to residential development on this site is that it is separated from the built form of Oswestry by the A5 a significant physical barrier which has significant implications for residential amenity. Furthermore the ability to provide an appropriate access to and into the site is subject to highway approval.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available, achievable and viable subject to any necessary viability assessment. However the site is located in 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 subject to confirmation of its availability; appropriate policy changes; and management of any physical, heritage and environmental constraints. A particular constraint to residential development on this site is that it is separated from the built form of Oswestry by the A5 a significant physical barrier, however this is less problematic for employment development. Furthermore the ability to provide an appropriate access to and into the site is subject to highway approval.
OSW056	Not Currently Available - Likely to become so	The site was represented during the SAMDev Site Allocations process for a relevant use. It is understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, once the site becomes 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 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.	Rejected	The site is not currently available, but likely to become so. The site is also viable and achievable, subject to any further necessary viability assessment. However the site is not suitable for development as it is separated from the development boundary by agricultural fields an is in an isolated located. As such it is unsuitable for residential development.	Rejected	Availability, achievability and viability are unknown, where necessary this will be informed by discussions with the landowner and/or agent. However the site is not suitable for development as it is located in the open countryside. However, the site is not suitable for development, other than small scale rural enterprise and diversification schemes, as it is separated from the development boundary by agricultural fields an is in an isolated located.
OSW057	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	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 not currently available, but likely to become so. The site is also viable and achievable, subject to any further necessary viability assessment. However the site is not suitable for development as it is separated from the development boundary by agricultural fields an is in an isolated located. As such it is unsuitable for residential development.	Rejected	Availability, achievability and viability are unknown, where necessary this will be informed by discussions with the landowner and/or agent. However the site is not suitable for development as it is located in the open countryside. However, the site is not suitable for development, other than small scale rural enterprise and diversification schemes, as it is separated from the development boundary by agricultural fields an is in an isolated located.
OSW058	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	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). 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 in proximity of the Old Oswestry Hillfort scheduled monument. 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; 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 in proximity of the Old Oswestry Hillfort scheduled monument. If suitable mitigation of this identified constraint were possible, the sites 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. Suitability for other forms of employment development is also subject to appropriate changes to policies affecting this location; and for other forms of employment development. 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
OSW060	Land south of Whittington Road, Oswestry	Oswestry	27.42	823	10.97	Large strategic employment allocation consisting of a series of agricultural fields to the east of the A5 and south of the A495.	Character to the south and east is agricultural. Character to the north is a mix of agricultural and commercial. Character to the west is primarily urban fringe and residential.	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 and environmental constraints present. For instance the site is separated from the built form of Oswestry by the A5, a significant physical barrier which has significant implications for residential amenity. The ability to provide an appropriate access to and into the site is subject to highway approval.	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 and environmental constraints present. For instance the site is separated from the built form of Oswestry by the A5, a significant physical barrier. The ability to provide an appropriate access to and into the site is subject to highway approval.
OSW062	Land north of Whittington Road, Oswestry	Oswestry	1.85	56	0.74	The site is an triangular sites consisting of an agricultural field located between the A5, A495 and Artillery Business Park.	Character to the south is agricultural (allocated for employment development) and infrastructure (an electric sub-station). Character to the north is primarily open space. Character to the west is predominantly agricultural. Character to the east is a mixture of residential and employment.	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 and environmental constraints present. For instance the site is separated from the built form of Oswestry by the A5, a significant physical barrier which has significant implications for residential amenity. The ability to provide an appropriate access to and into the site is subject to highway approval.	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 and environmental constraints present. For instance the site is separated from the built form of Oswestry by the A5, a significant physical barrier. The ability to provide an appropriate access to and into the site is subject to highway approval.
OSW063	North eastern element of the United Utilities Sewage Treatment Works, Oswestry	Oswestry	4.27	128	1.71	The site forms part of the United Utilities Sewage Treatment Works to the west of Oswestry. The site is located to the north east of the site, adjacent to the residential development within the Oswestry development boundary.	Surrounding uses include the remainder of the sewage treatment works; residential development and agricultural land.	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 management of any physical, heritage and environmental constraints present. For instance the site currently forms part of a sewerage treatment works, therefore site investigation and management of any contamination will be necessary. Parts of the sewage treatment works will remain in use and this site will therefore be adjacent to an sewage treatment works, which will require due consideration. The likely access appears to be through other parts of the sewage treatment works (although much of this area has also been promoted for development), the suitability of this access, particularly for residential development, 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. 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 currently forms part of a sewage treatment works, therefore site investigation and management of any contamination will be necessary. Parts of the sewage treatment works will remain in use and this site will therefore be adjacent to an sewage treatment works, which will require due consideration. The likely access appears to be through other parts of the sewage treatment works (although much of this area has also been promoted for development), the suitability of this access, particularly for residential development, is subject to highway approval.
OSW064	Western element of the United Utilities Sewage Treatment Works, Oswestry	Oswestry	15.55	467	6.22	The site forms part of the United Utilities Sewage Treatment Works to the west of Oswestry. The site is located to the west of the site, adjacent to the residential development within the Oswestry development boundary.	Surrounding uses include the remainder of the sewage treatment works; residential development and agricultural land.	Not Suitable	The site is separated from the development boundary and residential development within it by the remainder of the sewage treatment works. Therefore open market residential development is contrary to policy. Furthermore due to this separation the site in isolation is not considered to have long term potential for open market residential development.	Not Suitable	The site is separated from the development boundary and forms of development other than the sewage treatment works itself by the remainder of the sewage treatment works. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to this separation the site in isolation is not considered to have long term potential for other forms of employment development.
OSW065	South eastern element of the United Utilities Sewage Treatment Works, Oswestry	Oswestry	7.73	232	3.09	The site forms part of the United Utilities Sewage Treatment Works to the west of Oswestry. The site is located to the south east of the site, outside the Oswestry development boundary but adjacent to residential development.	Surrounding uses include the remainder of the sewage treatment works; residential development and agricultural land.	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 management of any physical, heritage and environmental constraints present. For instance the site currently forms part of a sewage treatment works, therefore site investigation and management of any contamination will be necessary. Parts of the sewage treatment works will remain in use and this site will therefore be adjacent to an sewage treatment works, which will require due consideration. The suitability of this access is subject to highway approval. The site is also 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.	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 management of any physical, heritage and environmental constraints present. For instance the site currently forms part of a sewage treatment works, therefore site investigation and management of any contamination will be necessary. Parts of the sewage treatment works will remain in use and this site will therefore be adjacent to an sewage treatment works, which will require due consideration. The suitability of this access is subject to highway approval. The site is also 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.

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
OSW068	Land west of Whittington House	Oswestry	0.51	15	0.20	The site is a small wedge-shaped piece of land between the Artillery Business Park and Whittington House. Fronted by the A495 this flat area of former parkland is used as open space and grazing. To the south western corner of the wedge-shape I a single residential dwelling known as "Greenfields". The site was previously in military use.	To the east of the site is the BT-owned facility at Whittington House and its associated development. To the west of the site is the Artillery Business Park. To the opposite side of the A495 is land currently used for agricultural purposes.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of but adjacent to the Oswestry 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 management of any physical, heritage and environmental constraints present. For instance, the site is adjacent to a large employment site (Artillery Business Park), the relationship between this site and the employment site will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site falls outside of but adjacent to the Oswestry development boundary. As such suitable employment uses on the site are therefore 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 adjacent to a series of dwellings and the relationship between these dwellings and any use on this site will require due consideration.
PKH002	Land adj. North Drive & Tympath Lane, Park Hall	Park Hall	2.9	86	1.15	The site is formed of a single field to the northern edge of the Park Hall settlement. Facing North Drive to its western side the site is gently undulating and in agricultural use. The site is adjacent to the development boundary to its south western corner	The area to the immediate south of the site has been most recently used as a depot for the storage and distribution of pork products prior to which it was in agricultural use as a piggery. The site to the south now has planning permission for residential development (14/01856/OUT). There is existing residential development adjacent to the south western corner of the site. 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's development boundary/built form. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance there is provision for a 167KW overhead line towards the northern end of the site which would need to be taken account of in any scheme's design and layout.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's development boundary/built form. As such, suitable employment uses are limited to small scale rural enterprise and diversification schemes. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, 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 identified. For instance there is provision for a 167KW overhead line towards the northern end of the site which would need to be taken account of in any scheme's design and layout.
PKH008	Land at Inglis Road, Park Hall	Park Hall	0.2	7	0.09	This small square site is a plot of woodland adjacent to and opposite existing residential development. The site has a short frontage to Inglis Rd.	To the rear (SW) and side (SE) of the site is a continuation of the woodland of which the site forms a part. To the NW is existing residential development which is separated from the site by an access drive. To the opposite side of Inglis Rd which fronts the site to the NE is 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's development boundary/built form. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance the site is densely wooded, this will require due consideration. 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's development boundary/built form. As such suitable employment uses are limited to small scale rural enterprise and diversification schemes. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, 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 identified. For instance the site is densely wooded, this will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval.
PKH011	Land west of Park House, Park Hall	Park Hall	0.4	13	0.18	The site consists of two small agricultural fields located between residential properties fronting onto North Drive and Park House. Site boundaries to east and west are residential curtilages. The northern boundary is defined by a hedgerow field boundary. The southern boundary is defined by an access road.	Character to the north is predominantly agricultural. Character to the east is predominantly residential. Character to the south is a mix of woodland and residential. Character to the east includes agricultural, a dwellings (Park House) and a former piggeries (with planning permission for residential development).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's development boundary/built form. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance access is off a narrow lane, 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's development boundary/built form. As such suitable employment uses are limited to small scale rural enterprise and diversification schemes. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, 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 identified. For instance the ability to provide an appropriate access into the site is subject to highway approval.
PKH012	Land north of Park Crescent, Park Hall	Park Hall	0.7	21	0.28	A linear site consisting of an agricultural field/strip of woodland. The northern boundary is defined by the farm/employment complex to the north and its access road. The southern boundary is defined by the woodland strip on the site/residential curtilages. The eastern boundary is defined by a hedgerow field boundary. The western boundary is less obviously defined.	Character to the east is predominantly agricultural. Character to the south is a mix of residential and agricultural (allocated for residential development). Character to the west is predominantly residential. Character to the north is a mix of agricultural and a former piggeries (with planning permission for residential development).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's development boundary/built form. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance access is off a narrow lane, the ability to provide an appropriate access into the site is subject to highway approval. The site includes a mature strip of woodland, this 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's development boundary/built form. As such suitable employment uses are limited to small scale rural enterprise and diversification schemes. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, 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 identified. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site includes a mature strip of woodland, this 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
PKH013	Land north of the former Piggeries, Park Hall	Park Hall	3.7	112	1.49	The site consists of a large agricultural field. The eastern boundary is defined by the railway line. The northern and western boundaries are defined by agricultural field boundaries. The southern boundary is defined by a field boundary beyond which it is woodland/scrubland in part, further agricultural fields in part and an employment/farm complex.	Surrounding character is predominantly agricultural, with the exception of the former piggeries (with planning permission for residential development) to the south.	Not Suitable	The site is outside and separated from the settlement's development boundary, although it is adjacent to a current development site (the former piggeries). As such, open market residential development is therefore contrary to policy. Furthermore, the site does not currently appear to have a road frontage or obvious point of access and the layout of the development of the former Piggeries includes a landscape buffer/open space between it and this site. If an access were identified, its suitability would be subject to highway approval.	Not Suitable	The site is outside and separated from the settlement's development boundary, although it is adjacent to a current development site (the former piggeries). As such, suitable employment uses are limited to small scale rural enterprise and diversification schemes. However, the site does not currently appear to have a road frontage or obvious point of access and the layout of the development of the former Piggeries includes a landscape buffer/open space between it and this site. If an access were identified, its suitability would be subject to highway approval.
PKH016	Land north of Whittington Road, Park Hall	Park Hall	15.7	470	6.26	A large site consisting of numerous agricultural fields and a camp site. The site surrounds a gypsy and traveller site. The site lies to the north of Whittington Road, the element of the settlement of Park Hall fronting onto Whittington Road and the large area of open space associated with the Oswestry Boys and Girls Club - these areas form the sites southern boundary. The sites eastern boundary is defined by Drenwydd Road and the large area of open space associated with the Oswestry Boys and Girls Club. The sites western boundary is defined by Burma Road and an agricultural field boundary. The sites northern boundary is defined by a woodland and an agricultural field boundary.	Character to the south and east is a mix of open space, agricultural land and residential. Character to the west is a mix of agricultural and employment. Character to the north is a mix of agricultural, woodland and residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is very large and its relationship to the built form of Park Hall and Oswestry will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form. As such, suitable employment uses are limited to small scale rural enterprise and diversification schemes. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, 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 identified. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is very large and its relationship to the built form of Park Hall and Oswestry will require due consideration.
PKH018	Land south of Inglis Road, Park Hall	Park Hall	0.7	20	0.27	The site consists of a small agricultural field located to the south of Inglis Road and east of North Drive. The sites northern and western boundaries are defined by these roads. Its southern boundary is defined by an extensive area of woodland. Its eastern boundary is defined by a residential curtilage and field boundary.	Character to north and east is predominantly residential, although there is also a small areas of agricultural land to the east. Character to the west is primarily agricultural. Character to the south is primarily woodland.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside of the settlement's development boundary/built form. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance 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's development boundary/built form. As such, suitable employment uses are limited to small scale rural enterprise and diversification schemes. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance the ability to provide an appropriate access into the site is subject to highway approval.
PKH020	Land east of Burma Road, Park Hall	Park Hall	3.9	117	1.56	The site is an irregularly shaped, gently undulating field. The site was originally part of the parkland associated with Park Hall. The majority of the site (to the south) has previously been used for military purposes. There is a band of trees towards the southern end of the site containing a number of ancient trees.	To the north of the site is the Park Hall Football stadium and to its east a caravan site. To its south the parkland associated with Park Hall. The site is bound to its west by Burma Rd to the opposite side of which is a variety of uses including the rugby ground and a small warehouse development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is very large and its relationship to the built form of Park Hall and Oswestry will require due consideration. The site also contains two Veteran Trees 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form. As such, suitable employment uses are limited to small scale rural enterprise and diversification schemes. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, 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 identified. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is very large and its relationship to the built form of Park Hall and Oswestry will require due consideration. The site also contains two Veteran Trees 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.
PKH021	Whittington Business Park, Park Hall	Park Hall	1.4	43	0.57	The site is currently occupied by Whittington Business Park which has a number of units currently occupied by a motor repair garage, tyre outlet, ironmongers and martial arts school. The site has a frontage to the A495 and established access to the road. The site is flat and well screened by trees.	The current industrial estate is well screened from the surrounding area by an area of woodland. To the east of the site fronting the A495 is a short run of residential development whilst to the west is agricultural land within which is also a travellers site. To the north of the site and to its south, on the opposite side of the A495, is further agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is brownfield, this will require due consideration.	Currently Suitable - Subject to Further Detailed Assessment	Primarily a brownfield site, located away from the core of the settlement of Park Hall, but within its built form. As the site is an existing business park, alternative employment may be suitable, subject to material considerations including suitable management of any physical, heritage or environmental constraints present. The site is brownfield, this 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
PKH022	Whittington Depot, Park Hall	Park Hall	0.9	28	0.37	The site consists of a Council Depot associated with the southern element of the built form of Park Hall. The sites boundaries are defined by Drenewydd Road to the west; an access road to the north; and established hedgerow field boundaries to the south and east.	Character to the east and west is predominantly agricultural. Character to the north is a mix of residential and agricultural. Character to the west is open space.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is brownfield, this will require due consideration. 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.	Currently Suitable - Subject to Further Detailed Assessment	Primarily a brownfield site, located away from the core of the settlement of Park Hall, but within its built form. As the site is an existing business park, alternative employment may be suitable, subject to material considerations including suitable management of any physical, heritage or environmental constraints present. The site is brownfield, this will require due consideration. 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.
PKH023	Land north of Five Crosses roundabout, near Park Hall	Park Hall	3.8	114	1.52	The site consists of a linear agricultural field located to the west of the Oswestry Orthopaedic Hospital. Site boundaries are defined by roads to east and west and hedgerow field boundaries to north and south.	Surrounding uses are primarily agricultural.	Not Suitable	The site is located away from and outside the built form of Gobowen/Park Hall/Oswestry Orthopaedic Hospital. As such open market residential development is contrary to policy. Furthermore, a small portion of the northern element 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 sites location separated from the built form of the settlement/hospital, the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is located away from and outside the built form of Gobowen/Park Hall/Oswestry Orthopaedic Hospital. As such suitable employment development is limited to rural enterprise and diversification schemes. However, a small portion of the northern element 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 sites location separated from the built form of the settlement/hospital, the site is not considered to have long term potential for other forms of employment development.
PKH024X	Land at Twmpath Lane, Twmpath	Park Hall	0.2	6	0.08			Not Suitable	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.	Not Suitable	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.
PKH025	Land at Wern Lodge, Park Hall	Park Hall	1.4	43	0.58	The site consists of a small agricultural field located to the east of Wern Lodge, adjacent to the built form of the Oswestry Orthopaedic Hospital. Site boundaries are defined by the railway line to the east; the access to Wern Lodge to the west; and agricultural field boundaries to the north and south.	Character to north, south and west is primarily agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form/the built form of Oswestry Orthopaedic Hospital. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is in 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. 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 separated from the settlements development boundary, however it is located adjacent to its built form/the built form of Oswestry Orthopaedic Hospital. As such, suitable employment development is limited to rural enterprise and diversification schemes. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, 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 identified. For instance the ability to provide an appropriate access into the site is subject to highway approval. The site is in 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. 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.
PKH026	Land west of RHAJ Hospital, Park Hall	Park Hall	1.5	45	0.60	A triangular site consisting of car parking to south and south-east and the remainder is scrubland. The site is located between Twmpath Lane to the south, the railway line to the west and Oswestry Orthopaedic Hospital to the east.	To the east is the Oswestry Orthopaedic Hospital and associated environs. Character to the north and west is predominantly agricultural. Character to the south is a mix of agricultural, woodland and residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form/the built form of Oswestry Orthopaedic Hospital. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance the ability to provide an appropriate access into the site 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form/the built form of Oswestry Orthopaedic Hospital. As such, suitable employment development is limited to rural enterprise and diversification schemes. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, 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 identified. For instance the ability to provide an appropriate access into the site 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.
PKH027	Land east of RJAH Hospital, Park Hall	Park Hall	1.1	33	0.44	The site consists of a car park, ancillary land and several hospital buildings. Site boundaries are defined by Twmpath Lane to the south, and hospital land/buildings to north, east and west.	To the north, east and west is the Oswestry Orthopaedic Hospital and associated environs. To the south are residential dwellings and agricultural land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is brownfield separated from the settlements development boundary, however it forms part of the built form of Oswestry Orthopaedic Hospital. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance 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 brownfield separated from the settlements development boundary, however it forms part of the built form of Oswestry Orthopaedic Hospital. As such, suitable employment development is limited to rural enterprise and diversification schemes. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, 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 identified. For instance the ability to provide an appropriate access into the site 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
PKH029	Land at Hinsdale, Park Hall	Park Hall	2.9	86	1.15	The site consists of the majority of an agricultural field located to the south of the Oswestry Orthopaedic Hospital. Site boundaries are primarily agricultural field boundaries, with the exception of the railway line to the east and the northern boundary which runs through an agricultural field.	Character to south, east and west is predominantly agricultural. To the north is the Oswestry Orthopaedic Hospital and some residential dwellings.	Not Suitable	The site is separated from the settlements development boundary, however it is located adjacent to its built form/the built form of Oswestry Orthopaedic Hospital. As such, open market residential development is therefore contrary to policy. Furthermore, the site does not appear to have a road frontage or potential point of access.	Not Suitable	The site is separated from the settlements development boundary, however it is located adjacent to its built form/the built form of Oswestry Orthopaedic Hospital. As such, suitable employment development is limited to rural enterprise and diversification schemes. However, the site does not appear to have a road frontage or potential point of access.
PKH030	Land at Thornfield, Twmpath Lane, Park Hall	Park Hall	0.5	16	0.21	A linear site consists of two sections connected by a narrow strip. The northern section consists of an area of scrubland fronting onto Twmpath Lane, the connecting strip and southern element is heavily wooded. Site boundaries are defined by Twmpath Lane to the north, residential curtilages (north-east and north-west) and the extent of the woodland areas to south, south-east and south-west.	Character to south and east is predominantly agricultural, although there is also a row of dwellings to the east of the northern element of the site. To the north is the Oswestry Orthopaedic Hospital. To the west are residential dwellings, beyond which is agricultural land and woodland.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form/the built form of Oswestry Orthopaedic Hospital. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance the ability to provide an appropriate access into the site is subject to highway approval. The southern element of the site and the narrow link strip are heavily wooded, this will require due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form/the built form of Oswestry Orthopaedic Hospital. As such, suitable employment development is limited to rural enterprise and diversification schemes. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, 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 identified. For instance the ability to provide an appropriate access into the site is subject to highway approval. The southern element of the site and the narrow link strip are heavily wooded, this will require due consideration.
PKH031	Land south of the Orthopaedic Hospital, Park Hall	Park Hall	1.6	47	0.62	The site consists of an agricultural field located to the south of the Oswestry Orthopaedic Hospital.	Character to the south and east is predominantly agricultural. Character to the north and north-west is a mix of residential and uses associated with the Oswestry Orthopaedic Hospital. Character to the south-west is predominantly agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form/the built form of Oswestry Orthopaedic Hospital. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance the sites access is very narrow, the suitability of this or any other potential access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form/the built form of Oswestry Orthopaedic Hospital. As such, suitable employment development is limited to rural enterprise and diversification schemes. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, 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 identified. For instance the sites access is very narrow, the suitability of this or any other potential access is subject to highway approval.
PKH032	Land at Hinsdale, Park Hall	Park Hall	0.8	23	0.31	The site consists of the northern element of an agricultural field located to the south of the Oswestry Orthopaedic Hospital. The sites northern boundary is defined by Twmpath Lane. The sites eastern boundary is defined by the railway line. The sites western boundary is defined by property curtilages. The sites southern boundary is relatively undefined, cutting through an agricultural field.	Character to south and east is predominantly agricultural. To the north and west is the Oswestry Orthopaedic Hospital and some residential dwellings.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form/the built form of Oswestry Orthopaedic Hospital. As such, open market residential development is therefore contrary to policy. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, as such the site may have long term potential subject to appropriate policy changes and suitable management of any physical, heritage and environmental constraints identified. For instance the suitability of the potential access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is separated from the settlements development boundary, however it is located adjacent to its built form/the built form of Oswestry Orthopaedic Hospital. As such, suitable employment development is limited to rural enterprise and diversification schemes. However, Park Hall and the Oswestry Orthopaedic Hospital have been identified as a potential garden suburb associated with the settlement of Oswestry, 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 identified. For instance the suitability of the potential access is subject to highway approval.
P10	Land north of Priorslee Road and south of Haughton Road, west of Shifnal	Shifnal	95.21	2856	38.08	A very large and irregularly shaped site consisting of a significant number of agricultural fields; a leisure park focused on a number of large ponds used for fishing; and Wesley Brook and its environs. The site is located to the west of Shifnal.	Character to the north, south and west is predominantly agricultural, although there is a motel to the west of the site. Character to the east is predominantly residential. The site wraps around Haughton Hall which is a hotel and event/conference centre.	Not Suitable	The sites is adjacent to but outside the Shifnal development boundary. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. Furthermore, Wesley Brook runs through the site and land either side of it 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 relationship to be existing settlement will require due consideration. The site also protrudes into the countryside and forms much of the gap between Shifnal and Telford. The ability to provide an appropriate access to, into and through the site is subject to highway approval. The site contains a number of ponds, which will require due consideration. The site also 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. A small portion of the site is located in a conservation area and parts of the site are also in proximity of this conservation area and 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.	Not Suitable	The sites is adjacent to but outside the Shifnal development boundary. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. Furthermore, Wesley Brook runs through the site and land either side of it 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 relationship to be existing settlement will require due consideration. The site also protrudes into the countryside and forms much of the gap between Shifnal and Telford. The ability to provide an appropriate access to, into and through the site is subject to highway approval. The site contains a number of ponds, which will require due consideration. The site also 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. A small portion of the site is located in a conservation area and parts of the site are also in proximity of this conservation area and 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.

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
PKH029	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.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is not suitable for development as it does not appear to have a road frontage or potential point of access.	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 suitable for development as it does not appear to have a road frontage or potential point of access.
PKH030	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.	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.
PKH031	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	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). 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. For instance the suitability of the existing narrow access or any alternative access is subject to highway approval.	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. For instance the suitability of the existing narrow access or any alternative access is subject to highway approval.
PKH032	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	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). 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. For instance the suitability of the existing narrow access or any alternative access is subject to highway approval.	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. For instance the suitability of the existing narrow access or any alternative access is subject to highway approval.
P10	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	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 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, Wesley Brook runs through the site and land either side of it 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 relationship to the existing settlement will require due consideration. The site also protrudes into the countryside and forms much of the gap between Shifnal and Telford. The ability to provide an appropriate access to, into and through the site is subject to highway approval. The site contains a number of ponds, which will require due consideration.	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 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, Wesley Brook runs through the site and land either side of it 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 relationship to the existing settlement will require due consideration. The site also protrudes into the countryside and forms much of the gap between Shifnal and Telford. The ability to provide an appropriate access to, into and through the site is subject to highway approval. The site contains a number of ponds, 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
P15a	Land at Lamledge Lane, Shifnal	Shifnal	18.00	540	7.20	The site consists of a series of agricultural fields. It is located within the Green Belt between land safeguarded for future development to the west; Lamledge Lane to the east and south; and the railway line to the north.	Character to the east and west is predominantly agricultural, although land to the west has been safeguarded for future development. Character to the north is a mix of commercial and education, beyond which it is agricultural. Character to the south is a mix of agricultural and leisure, consisting of agricultural fields and two large fishing ponds.	Not Suitable	The site is outside and separated from the Shifnal development boundary by land safeguarded for future development. The site is also 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 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 to listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 and separated from the Shifnal development boundary by land safeguarded for future development. The site is also 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 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 to listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
P15b	Land between Hinington Road, Lamledge Lane and the A464, Shifnal	Shifnal	18.80	564	7.52	An irregularly shaped site consisting of a series of agricultural fields. It is located to the east of Shifnal within the Green Belt.	Surrounding character is predominantly agricultural. However to the south is a large rural residential dwelling and associated buildings on a large plot, a reservoir and several small ponds. To the north are two large fishing ponds. The site is also in proximity of other dwellings.	Not Suitable	The site is outside and separated from the Shifnal development boundary by a mixture of land safeguarded for future development and land within the Green Belt. The site is also itself 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 contains a reservoir and two large ponds, this will require due consideration. 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. 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 outside and separated from the Shifnal development boundary by a mixture of land safeguarded for future development and land within the Green Belt. The site is also itself 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 contains a reservoir and two large ponds, this will require due consideration. 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. 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.
P16	Land at Lodgehill Farm, Shifnal	Shifnal	25.17	755	10.07	A large irregularly shaped site consisting of a series of agricultural fields separated from the built form of the settlement by an adjacent agricultural field to the north of the site. The western boundary of the site is defined by Wesley Brook.	Surrounding character is predominantly agricultural. However houses along Park Lane are located to the north east of the site.	Not Suitable	The site is outside and separated from the Shifnal development boundary by land within the Green Belt. The site is also itself 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 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. 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 outside and separated from the Shifnal development boundary by land within the Green Belt. The site is also itself 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 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. 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.
P17a	Land south of Priorslee Road and north of the railway line, Shifnal	Shifnal	34.00	1020	13.60	A linear site consisting of a large number of agricultural fields, which projects out into the countryside from Shifnal.	Character to the north, west and south is predominantly agricultural. Character to the east and south east is predominantly residential.	Not Suitable	The sites are adjacent to but outside the Shifnal development boundary. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. The site also contains an identified outdoor sports facility and allotment in the eastern portion of the site, 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. Furthermore the site is very large and its relationship to be existing settlement will require due consideration. The site also protrudes into the countryside and forms part of the gap between Shifnal and Telford. The ability to provide an appropriate access to, into and through the site is subject to highway approval. The site is 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. 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. 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 sites are adjacent to but outside the Shifnal development boundary. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. The site also contains an identified outdoor sports facility and allotment in the eastern portion of the site, 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. Furthermore the site is very large and its relationship to be existing settlement will require due consideration. The site also protrudes into the countryside and forms part of the gap between Shifnal and Telford. The ability to provide an appropriate access to, into and through the site is subject to highway approval. The site is 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. 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. 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.
P17b	Land at Custard Castle, Shifnal	Shifnal	30.14	904	12.06	The site consists of three agricultural fields located to the north of Shaw Lane and south of the railway line.	Surrounding character is predominantly agricultural. However there are several rural dwellings/farmhouses on large plots in proximity of the site, including Custard Castle which is surrounded by the site.	Not Suitable	The site is outside and separated from the Shifnal development boundary by land within the Green Belt. The site is also itself 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 to and into the site 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 Suitable	The site is outside and separated from the Shifnal development boundary by land within the Green Belt. The site is also itself 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 to and into the site 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	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
SHF004	Land to the rear of Jaspers, Shrewsbury Road	Shifnal	0.11	5	0.04	Car park to the rear of a Jaspers restaurant/public house.	The site is surrounded by residential and retail / food and drink uses together with some office uses.	Currently Suitable - Subject to Further Detailed Assessment	The site is located on the edge of the town centre of Shifnal, within its development boundary. As such it is a suitable location for open market residential development. However, this excludes a small portion of the site, along its eastern boundary which is located within flood zones 2 and/or 3. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance 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 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. Additionally the site is adjacent to a 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. 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The ability to provide an appropriate access is subject to highway approval.	Currently Suitable - Subject to Further Detailed Assessment	The site is located on the edge of the town centre of Shifnal, within its development boundary. As such it is a suitable location for employment development. However, this excludes a small portion of the site, along its eastern boundary which is located within flood zones 2 and/or 3. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance 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 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. Additionally the site is adjacent to a 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. 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The ability to provide an appropriate access is subject to highway approval.
SHF005	Shifnal W.M. Club and land at 77 Aston Road	Shifnal	0.08	5	0.03	The site comprises a series of red brick buildings and hardstanding/parking alongside the road. The building is in use as a chartered accountants, but was previously a working men's club.	The surrounding area is predominantly residential, however there is a nearby employment estate and public house.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Shifnal development boundary, as such it is an appropriate location for open market residential development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site contains a Grade 2 Listed Building, 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. Furthermore the site is located within proximity of a conservation area and one or more 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. 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 Shifnal development boundary and is in employment use, as such it is an appropriate location for employment development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site contains a Grade 2 Listed Building, 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. Furthermore the site is located within proximity of a conservation area and one or more 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SHF007	Stanton Hill Farm	Shifnal	0.79	24	0.32	A range of farm buildings which are in variable states of dereliction. The site is located within the Green Belt and is divorced from the settlement of Shifnal and any development would not therefore be classified as rural development.	The site is located within the open countryside. Surrounding land uses are primarily agricultural although there is a single dwelling on a nearby plot.	Not Suitable	The site is unsuitable for open market residential development as it is located within the Green Belt and is divorced from the settlement of Shifnal. Furthermore, the only means of access to this site is down an access track serving the barns, this is relatively narrow and its ability to service (vehicular and pedestrian access) an alternative development would be dependent on approval by the Highways Team. Additionally, Stanton Road which the access track connects to does not have a pedestrian pavement.	Not Suitable	The site is unsuitable for employment development as it is located within the Green Belt and is divorced from the settlement of Shifnal. Furthermore, the only means of access to this site is down an access track serving the barns, this is relatively narrow and its ability to service (vehicular and pedestrian access) an alternative development would be dependent on approval by the Highways Team. Additionally, Stanton Road which the access track connects to does not have a pedestrian pavement.
SHF009	Shifnal War Memorial Club, Shifnal	Shifnal	0.29	9	0.12	The site consists of the Shifnal War Memorial Club and associated car parking.	Uses surrounding the site are primarily residential and open countryside.	Currently Suitable - Subject to Further Detailed Assessment	This site is considered suitable in principle for residential development as it is located within the development boundary and is in a primarily residential location with good access to services and facilities. However suitability is subject to management of any physical, heritage and environmental constraints present. For instance the site is within proximity of the Shifnal 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. There is a wooded belt to the west of the site (part on tie site) which is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	This site is considered suitable in principle for employment development as it is located within the development boundary with good access to services and facilities. However suitability is subject to management of any physical, heritage and environmental constraints present. For instance the site is in a primarily residential location and any proposed development would need to complement this setting. The site is also within proximity of the Shifnal 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. here is a wooded belt to the west of the site (part on tie site) which is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SHF011a	Land south east of Shifnal	Shifnal	42.36	1271	16.94	Large site primarily in agricultural use to the east of Shifnal.	Agricultural and residential.	Not Suitable	The sites are adjacent to but outside the Shifnal development boundary. The site is also 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 to the site is subject to highway approval. 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 contains a listed building, 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 sites are adjacent to but outside the Shifnal development boundary. The site is also 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 to the site is subject to highway approval. 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 contains a listed building, 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.

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
SHF004	Not Currently Available - Likely to become so	This site has previously been the subject of Planning Applications (most recently refused in 2005) for the demolition of existing buildings (beyond the identified site area) and erection of 28 dwellings. Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	This site was identified within a previous Urban Housing Capacity Study. 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.	Accepted - Subject to Further Detailed Assessment	The site is considered likely to become available, viable and achievable. 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 however considered suitable for residential development (excluding the small portion of the site located within flood zones 2 and/or 3), subject to assessment and management of the physical; environmental; or heritage constraints. Such as the ability to access the site and its location within a conservation area. 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 and/or their representatives; and any further necessary viability assessment work. The site is however considered suitable for employment development (excluding the small portion of the site located within flood zones 2 and/or 3), subject to assessment and management of the physical; environmental; or heritage constraints. Such as the ability to access the site and its location within a conservation area. If 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHF005	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 achievable; viable; and suitable for development, subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Such as the site contains a Grade 2 Listed Building and is in proximity of a conservation area. Its availability is unknown, although the site is currently in use as an office. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; 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	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 assessment work. The site is suitable for development, subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Such as the site contains a Grade 2 Listed Building and is in proximity of a conservation area. If suitable mitigation of this identified constraint were possible, the sites 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); confirmation of the sites availability, achievability and viability; 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.
SHF007	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 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 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 site is separated from the built form of the settlement. The only means of access to this site is down an access track serving the barns on the site, this is relatively narrow and its ability to service (vehicular and pedestrian access) an alternative development would be dependent on approval by the Highways Team.	Rejected	The sites 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, the site is separated from the built form of the settlement. The only means of access to this site is down an access track serving the barns on the site, this is relatively narrow and its ability to service (vehicular and pedestrian access) an alternative development would be dependent on approval by the Highways Team.
SHF009	Not Available	This site was identified within a previous Urban Housing Capacity Study. 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	This site was identified within a previous Urban Housing Capacity Study. 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	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 suitable; viable and achievable (subject to any further necessary viability assessment). However the site is understood to not be available for development. 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.	Rejected	Achievability and viability of the site are unknown, but the site is understood to not be available for redevelopment. The site is however considered suitable for development, 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.
SHF011a	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 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 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 to the site 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 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 the ability to provide an appropriate access to the site 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
SHF011b	Land north of the College, Shifnal	Shifnal	9.38	281	3.75	Agricultural land.	Agricultural and residential.	Not Suitable	The sites is adjacent to but outside the Shifnal development boundary. The site is also 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 to the site is subject to highway approval. 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 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 sites is adjacent to but outside the Shifnal development boundary. The site is also 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 to the site is subject to highway approval. 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 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.
SHF011c	Land at Upton Lodge, Shifnal	Shifnal	0.79	24	0.32	Agricultural land	Agricultural and residential.	Not Suitable	The sites is separated from the Shifnal development boundary by other land. The site is also 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 to the site is subject to highway approval.	Not Suitable	The sites is separated from the Shifnal development boundary by other land. The site is also 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 to the site is subject to highway approval.
SHF013	Land north of Meadow Drive, Shifnal	Shifnal	3.87	116	1.55	A small rectangular agricultural field located between the northern edge of Shifnal and the M54. The site has been safeguarded for future development in Shifnal.	The land character to the south is predominantly residential. Land to the north is characterised by the M54 and its cutting, beyond this the land is agricultural in character. Land to the east is predominantly agricultural. Land to the west is currently being developed for residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within land safeguarded for future development, adjacent to but beyond the settlement boundary. As such open market residential development in this location would be contrary to policy. However the site may have long term potential subject to appropriate changes to relevant policies and boundaries and the identification of a suitable vehicular and pedestrian access - this could be constrained by the wooded belt (subject to TPO protection) running north to south in the western portion of the site). The presence of TPO's on and in proximity of the site would also require development to be 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within land safeguarded for future development, adjacent to but beyond the settlement boundary. As such employment development in this location would be contrary to policy. However the site may have long term potential subject to changes to relevant policies and boundaries and the identification of a suitable vehicular and pedestrian access - this could be constrained by the wooded belt (subject to TPO protection) running north to south in the western portion of the site). The presence of TPO's on and in proximity of the site would also require development to be 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.
SHF015	Land at Beech House, Wolverhampton Road, Shifnal	Shifnal	1.39	42	0.56	The site consists of a large dwelling, associated outbuildings and its extensive curtilage.	To the north, south and east the character is predominantly agricultural. Land to the west has been granted consent (and development has started) for residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within safeguarded land adjacent to but beyond the settlement boundary. As such residential development in this location would be contrary to policy. However the site may have long term potential subject to appropriate changes to relevant policies and boundaries and management of any physical, heritage and environmental constraints. For instance, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The trees on the site are subject to TPO protection, as are the other trees to the northwest and southwest of the site, therefore 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within safeguarded land adjacent to but beyond the settlement boundary. As such employment development in this location would be contrary to policy. However the site may have long term potential for employment subject to appropriate changes to relevant policies and boundaries and management of any physical, heritage and environmental constraints. For instance, employment uses proposed would need to complement the sites, its setting and surrounding uses. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The trees on the site are subject to TPO protection, as are the other trees to the northwest and southwest of the site, therefore 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.
SHF016	St Peter's Youth Club, Bridgnorth Road, Shifnal	Shifnal	0.41	12	0.17	The site consists of St Peter's Youth Club and its curtilage.	Character to the north, east and south is predominantly residential. Character to the west is agricultural.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary and a predominantly residential area therefore the principle of open market residential uses on the site is accepted. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is in proximity of a conservation area and 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.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary therefore the principle of employment uses on the site is accepted. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance as the site is in a predominantly residential area, the proposed employment use on the site will need to complement this setting and is likely limited to office based employment. The site is in proximity of a conservation area and 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.

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
SHF011b	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 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 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 to the site 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 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 the ability to provide an appropriate access to the site is subject to highway approval.
SHF011c	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 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 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 to the site 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 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 the ability to provide an appropriate access to the site is subject to highway approval.
SHF013	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). However the site is not currently suitable for development as it is located in land safeguarded for future development and the 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 vehicular and pedestrian access to 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 not currently suitable for development as it is located in land safeguarded for future development and the open countryside; consequently employment 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 vehicular and pedestrian access to 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.
SHF015	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.	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 land safeguarded for future development and outside the settlement development boundary, 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. However the site is not currently suitable for development as it is located in land safeguarded for future development and outside the settlement development boundary, consequently employment 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.
SHF016	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	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'. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 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.	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.

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
SHF017	Lodge Hill, South West of Shifnal	Shifnal	35.73	1072	14.29	Large greenfield site to the south west of Shifnal. The site consists of a series of agricultural fields that lie adjacent to the south western development boundary of Shifnal. The site is divided into three components by the A4169 and Wesley Brook (and associated environs). The site is located in the Green Belt.	To the north west; south west and south east are agricultural fields. To the north east are residential dwellings within the settlement of Shifnal.	Not Suitable	The sites are adjacent to but outside the Shifnal development boundary. The site is also located within the Green Belt, as such open market residential development on the site would be contrary to policy. Furthermore the site contains an area of flood risk along the route of Wesley Brook (and associated environs), therefore this component 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 also contains and is in proximity of a number of 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 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. The ability to provide an appropriate access and transport links (vehicular, cyclist and pedestrian) to, into and through the site is subject to highway approval. The site contains grade 2 agricultural land.	Not Suitable	The sites are adjacent to but outside the Shifnal development boundary. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. Furthermore the site contains an area of flood risk along the route of Wesley Brook (and associated environs), therefore this component 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 also contains and is in proximity of a number of 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 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. The ability to provide an appropriate access and transport links (vehicular, cyclist and pedestrian) to, into and through the site is subject to highway approval. The site contains grade 2 agricultural land.
SHF018a	Land to the South of Stanton Road, East of Shifnal	Shifnal	4.47	134	1.79	An agricultural field to the south of Stanton Road. The site lies within the Green Belt to the east of land subject to Planning Permission for mixed use development (predominantly residential) on the east of Shifnal.	To the north of the site is Stanton Road, beyond which are agricultural fields. To the east of the site are agricultural fields. To the south of the site is a wooded area beyond which is an employment and educational area. To the west of the site is an area being developed for a mix of uses (predominantly residential).	Not Suitable	The sites are adjacent to but outside the Shifnal development boundary. The site is also 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 to the site is subject to highway approval. The site contains grade 2 agricultural land. 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 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 Suitable	The sites are adjacent to but outside the Shifnal development boundary. The site is also 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 to the site is subject to highway approval. The site contains grade 2 agricultural land. 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 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.
SHF018b	Land to the East of Shifnal Industrial Estate	Shifnal	14.47	434	5.79	The site comprises two agricultural fields to the east of Shifnal Industrial Estate; south of Stanton Road and north of the railway line.	Surrounding land uses are predominantly agricultural, excluding the industrial estate and education facility to the west.	Not Suitable	The sites are adjacent to but outside the Shifnal development boundary. The site is also located within the Green Belt, as such residential development on the site would be contrary to policy. Furthermore the ability to provide an appropriate access to the site is subject to highway approval. The site contains grade 2 agricultural land.	Not Suitable	The sites are adjacent to but outside the Shifnal development boundary. The site is also 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 to the site is subject to highway approval. The site contains grade 2 agricultural land.
SHF018c	Land to the North East of Shifnal	Shifnal	79.50	2385	31.80	Large site to the north east of Shifnal. The site consists of a number of fields in agricultural use and a number of wooded areas. The site is defined by Coppice Green Lane to the west; the M54 to the north; Upton Lane to the east; and Stanton Road to the south.	Land to the east, south and north (beyond the M54) is agricultural. Land to the west is predominantly open space, however there is an area of land to the north west which is currently being built out as residential development.	Not Suitable	The sites are separated from the Shifnal development boundary by areas of public open space and a development site. The site is also located within the Green Belt, as such residential development on the site would be contrary to policy. Furthermore the ability to provide appropriate vehicular, cyclist and pedestrian access to, into and through the site would need to be informed by a comprehensive transport strategy and would be subject to approval by the highway team. The majority of the site is grade 2 agricultural land. The site contains and 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. 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 Suitable	The sites are separated from the Shifnal development boundary by areas of public open space and a development site. The site is also located within the Green Belt, as such employment development on the site would be contrary to policy. Furthermore the ability to provide appropriate vehicular, cyclist and pedestrian access to, into and through the site would need to be informed by a comprehensive transport strategy and would be subject to approval by the highway team. The majority of the site is grade 2 agricultural land. The site contains and 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. 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.
SHF019	Land south of the A464, Shifnal	Shifnal	9.90	297	3.96	A large agricultural field to the south-east of Shifnal. The site is located to the south of the A464, but is detached from the existing built form of Shifnal.	Surrounding character is predominantly agricultural. There is a single dwelling to the north west of the site.	Not Suitable	The site is separated from the built form of Shifnal, by agricultural fields safeguarded for future development (some of which now have Planning Permission for residential development). The site is also located within the Green Belt. Therefore open market residential development is contrary to policy. Furthermore, the ability to provide an appropriate access would be subject to highway approval. The site is also in proximity to 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 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 separated from the built form of Shifnal, by agricultural fields safeguarded for future development (some of which now have Planning Permission for residential development). The site is also located within the Green Belt. Therefore employment development is contrary to policy. Furthermore, the ability to provide an appropriate access would be subject to highway approval. The site is also in proximity to 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 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.

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
SHF021	West of Lamledge Lane and Shifnal College and North of Shifnal Industrial Estate	Shifnal	0.18	6	0.07	Part of an agricultural field to the west and north of Lamledge Lane and Shifnal Industrial Estate. The western portion of the site is part of an existing employment allocation. Land to the west and north has Planning Permission for a mixed residential and care home scheme.	Land to the west and north is predominantly agricultural however much of it is a current employment allocation with Planning Permission for a mixed residential and care home scheme. Lane to the south and east predominantly consists of employment and education uses.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Shifnal development boundary. The eastern portion of the site is unallocated. The western portion of the site is allocated for employment uses and the preference would be for employment uses upon it, however it is recognised that the wider employment allocation has been granted Planning Permission for a mixed residential and care home scheme, therefore open market residential uses on this component of the site is also likely to be appropriate. The ability to provide an appropriate access is subject to highway approval.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Shifnal development boundary. The eastern portion of the site is unallocated. The western portion of the site is allocated for employment uses, therefore employment uses on the site are considered appropriate. The ability to provide an appropriate access is subject to highway approval.
SHF022	Land to the North-East of Wolverhampton Road, Shifnal	Shifnal	1.74	52	0.70	Agricultural field to the south east of Shifnal.	Surrounding character is predominantly agricultural to the south west, south east and north east of the site. Character to the north and north west is residential as the adjacent land has been granted consent for residential development and is currently being built out.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site consists of land safeguarded for future development and is located adjacent to a development site within/on the edge of Shifnal's development boundary. Therefore open market residential development on this site is currently contrary to policy. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. Such as the ability to provide an appropriate access to the site. For instance the ability to provide an appropriate access is subject to highway approval. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. 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 consists of land safeguarded for future development and is located adjacent to a development site within/on the edge of Shifnal's development boundary. Therefore employment development on this site is currently contrary to policy. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. Such as the ability to provide an appropriate access to the site. For instance the ability to provide an appropriate access is subject to highway approval. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SHF023	Land North of Wolverhampton Road and South of the Railway Line and Lamledge Lane, Shifnal	Shifnal	13.99	420	5.60	Large area of land located between Wolverhampton Road (to the south) and the Railway line and Lamledge Lane (to the north). The site consists of three agricultural fields and a wooded area located to the south east of Shifnal.	Land to the east is predominantly agricultural. Land to the south is a mix of agricultural and residential (residential development site to the south west). Land to the west is a mix of agricultural and residential (series of residential development sites). Land to the north is a mix of employment and education.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary of Shifnal. The site is located within land safeguarded for future development. Open market residential development on this site is currently contrary to policy. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. Such as the ability to provide an appropriate access to, into and through the site for pedestrian, cyclists and other vehicles. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. 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 the development boundary of Shifnal. The site is located within land safeguarded for future development. Employment development on this site is currently contrary to policy. However the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. Such as the ability to provide an appropriate access to, into and through the site for pedestrian, cyclists and other vehicles. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SHF024	Land located to the south of Junction 4 of the M54	Shifnal	32.75	983	13.10	Large site located to the south of Junction 4 on the M54. The site consists of five agricultural fields and a wooded area.	Land to the south and east of the site is predominantly agricultural. Land to the west consists of a mixed use employment area. Land to the north includes a motorway service station and agricultural fields.	Not Suitable	The site is located to the south of Junction 4 of the M54, within the Green Belt and open countryside. Open market residential development on the site would be contrary to policy. Furthermore, integration of the site into the existing built form will require due consideration. The ability to provide an appropriate access into and through the site 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. 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. 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 Suitable	The site is located to the south of Junction 4 of the M54, within the Green Belt and open countryside. Employment development on the site would be contrary to policy. Furthermore, integration of the site into the existing built form will require due consideration. The ability to provide an appropriate access into and through the site 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. 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. 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	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
SHF021	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; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. 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.	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 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.
SHF022	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). However the site is not currently suitable for development as it is located in land safeguarded for future development and outside the settlement development boundary, 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. However the site is not currently suitable for development as it is located in land safeguarded for future development and outside the settlement development boundary, consequently employment development is contrary to policy. 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.
SHF023	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). However the site is not currently 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, integration of the site into the existing built form will require due consideration. The ability to provide an appropriate access into and through the site is subject to highway approval.	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 land safeguarded for future development and outside the settlement development boundary, consequently employment development is contrary to policy. 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.
SHF024	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 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, integration of the site into the existing built form will require due consideration. The ability to provide an appropriate access into and through the site is subject to highway approval.	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 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, integration of the site into the existing built form will require due consideration. The ability to provide an appropriate access into and through the site 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
SHF025	Wesley Brook, Patons land	Shifnal	0.16	5	0.06	Small vacant greenfield site - formerly wooded now scrubland, to the rear of the medical centre and a block of flats. Access to the site would need to be through the car park access/cark park associated with the block of flats.	To the south of the site is a medical centre and heavily treed area. To the north of the site are residential gardens. To the east of the site is a block of apartments and associated car park. To the west of the site are residential dwellings.	Not Suitable	The site is located within the Shifnal development boundary. However it is almost 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. Furthermore, the ability to access the site is unclear - access could be provided through the adjacent car park/car park access, however whether this route is available (subject to agreement with the landowner) and suitable (subject to highway approval) is unclear. The site is also located within 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 Shifnal development boundary. However it is almost 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. Furthermore, the ability to access the site is unclear - access could be provided through the adjacent car park/car park access, however whether this route is available (subject to agreement with the landowner) and suitable (subject to highway approval) is unclear. The site is also located within 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.
SHF026	Land adjacent to Upton Lodge, east of Park Lane and west of Upton Lane	Shifnal	2.58	77	1.03	Agricultural field located adjacent to Upton Lodge, between Park Lane and Upton Lane.	Surrounding character is predominantly agricultural apart from the small group of dwellings around Upton Lodge.	Not Suitable	The site is located within the open countryside and the Green Belt. Therefore open market residential development is contrary to policy. Furthermore, the site is separated from the built form of Shifnal by agricultural fields in the Green Belt. 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 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 open countryside and the Green Belt. Therefore employment development is contrary to policy. Furthermore, the site is separated from the built form of Shifnal by agricultural fields in the Green Belt. 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 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.
SHF027	Garage off Bradford Street, Shifnal	Shifnal	0.23	7	0.09	Garage and car showroom within Shifnal town centre.	The surrounding character is a mix of retail and residential.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Shifnal development boundary and its frontage is within the town centre. As a result there would be an expectation that ground floor uses may be more appropriate for retail and town centre uses. Open market residential uses on upper floors would be supported. The site does have potential for open market residential on the ground floor subject to demonstration of compliance with current policy (that residential uses on the ground floor would support the regeneration of the town centre) or long term potential subject to appropriate policy changes. Suitability is also subject to and management of any physical, heritage and environmental constraints. For instance as a former garage site investigation and remediation or any contamination would be required. The site is within 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. 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 Shifnal development boundary and its town centre and is currently in employment use. The site is therefore suitable for employment development, where this use is compatible with the sites town centre location, subject to appropriate management of any physical, heritage and environmental constraints. For instance as a former garage site investigation and remediation or any contamination would be required. The site is within 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SHF028	27 Shrewsbury Road, adjacent to St Mary's Church, Shifnal	Shifnal	0.18	5	0.07	The site consists of an attractive sandstone building fronting onto Shrewsbury Road, a series of other buildings to the rear and an outdoor grassed area.	Surrounding uses include St Mary's Church, and residential dwellings.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Shifnal development boundary and near the town centre, therefore the site is suitable for open market residential development subject to appropriate management of any physical, heritage and environmental constraints. For instance the ability to access the site 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The buildings fronting onto Shrewsbury Road may have heritage value.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Shifnal development boundary, in employment use and near the town centre, therefore the site is suitable for alternative employment development subject to appropriate management of any physical, heritage and environmental constraints. For instance the ability to access the site 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The buildings fronting onto Shrewsbury Road may have heritage value.

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
SHF025	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	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 as it is almost entirely 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. Furthermore, the ability to access the site is unclear - access could be provided through the adjacent car park/car park access, however whether this route is available (subject to agreement with the landowner) and suitable (subject to highway approval) is unclear.	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 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. Furthermore, the ability to access the site is unclear - access could be provided through the adjacent car park/car park access, however whether this route is available (subject to agreement with the landowner) and suitable (subject to highway approval) is unclear.
SHF026	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	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 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 site is separated from the built form of Shifnal by agricultural fields in the Green Belt. The ability to provide an appropriate access to and into the site 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 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, the site is separated from the built form of Shifnal by agricultural fields in the Green Belt. The ability to provide an appropriate access to and into the site is subject to highway approval.
SHF027	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	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.	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 above the ground floor 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. Suitability of open market residential development on the ground floor is also subject to demonstration that this would support the regeneration of the town centre. 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 however considered suitable for employment development, where this use is compatible with the sites town centre location. Suitability of the site for employment development is also 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.
SHF028	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	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.	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 development subject to appropriate assessment and management of any impact on the physical, environmental; or heritage constraints to the site. Specifically the site is located within a conservation area. If suitable mitigation of this identified constraint were possible, the sites 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. 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 however considered suitable for development subject to appropriate assessment and management of any impact on the physical, environmental; or heritage constraints to the site. Specifically the site is located within a conservation area. 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; 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
SHF029	Land north of the Uplands, Shifnal	Shifnal	2.45	74	0.98	Area of scrubland to the south east of Shifnal. The site has been safeguarded for future development.	Character to the north is residential (adjacent site is currently under development for residential dwellings). Character to the south, east and west is predominantly agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within land safeguarded for future development adjacent to but beyond the settlement boundary. As such open market residential development in this location would be contrary to policy. However the site may have long term potential subject to appropriate changes to relevant policies and boundaries and management of any physical, heritage and environmental constraints. For instance, the ability to provide an appropriate highway access into the site is subject to approval. The site is within proximity of a conservation area 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The trees on the site are subject to TPO protection, as are the other trees to the north, west and north east of the site, therefore 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within safeguarded land adjacent to but beyond the settlement boundary. As such employment development in this location would be contrary to policy. However the site may have long term potential subject to appropriate changes to relevant policies and boundaries and management of any physical, heritage and environmental constraints. For instance, the ability to provide an appropriate highway access into the site is subject to approval. The site is within proximity of a conservation area 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The trees on the site are subject to TPO protection, as are the other trees to the north, west and north east of the site, therefore 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.
SHF032	land off Coppice Green, Shifnal	Shifnal	2.84	85	1.14	The site consists of a linear agricultural field located to the east of Shifnal.	Character to the west is predominantly outdoor sports facilities beyond which is Idsall School. Character to the east is predominantly agricultural. Character to the north is a mix of agricultural and residential. Character to the south is primarily agricultural, although there are also some rural dwellings.	Not Suitable	The site is located within the open countryside and the Green Belt. Therefore residential development is contrary to policy. The ability to provide an appropriate vehicular access is subject to highway approval. 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 Suitable	The site is located within the open countryside and the Green Belt. Therefore employment development is contrary to policy. The ability to provide an appropriate vehicular access is subject to highway approval. 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.
SHR001X	Land off Underdale Road	Shrewsbury	0.17	N/A	N/A						
SHR002	The Hollies, Sutton Road, Shrewsbury	Shrewsbury	0.42	13	0.17	A large Victorian house, set within gardens and grounds. This property has previously been used as offices and a residential home for the elderly. There is also on site car parking.	The surrounding character is primarily residential, although the adjacent building is a doctors surgery.	Currently Suitable - Subject to Further Detailed Assessment	As a brownfield site within the settlement boundary, it is a suitable location in principle for open market residential development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints. For instance the existing building is attractive and of historic interest and as such should be retained. Furthermore the site is located within Shrewsbury Conservation Area. Therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm to or a total loss of significance of the 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. The site is also located within proximity of one or more listed buildings and scheduled monuments. Consequently development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 numerous trees subject to TPO's there are also numerous trees subject to TPO's in proximity of the site. 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. The site is considered suitable for development in relation to this matter, subject to these safeguarding measures being deemed acceptable. As a result the suitability of the site is dependent on the outcome of necessary supporting assessments.	Currently Suitable - Subject to Further Detailed Assessment	As a brownfield site within the settlement boundary, it is a suitable location in principle for employment development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints. For instance the existing building is attractive and of historic interest and as such should be retained. Furthermore the site is located within Shrewsbury Conservation Area. Therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm to or a total loss of significance of the 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. The site is also located within proximity of one or more listed buildings and scheduled monuments. Consequently development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 numerous trees subject to TPO's there are also numerous trees subject to TPO's in proximity of the site. 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. The site is considered suitable for development in relation to this matter, subject to these safeguarding measures being deemed acceptable. As a result the suitability of the site is dependent on the outcome of necessary supporting assessments.
SHR003	Richmond House, Harlescott, Shrewsbury	Shrewsbury	0.36	11	0.14	A brownfield site containing a series of buildings use for offices/children's care services; a large area of hardstanding used for carparking; and a landscaped area.	The site is located in a primarily residential area. To the north and south east of the site are areas of open space. To the east of the site are residential dwellings. To the west of the site are residential dwellings and a Primary School.	Currently Suitable - Subject to Further Detailed Assessment	The site is suitable in principle for open market residential development subject to assessment and management of physical, environmental and heritage constraints. For instance the site is located within 1km of a Ramsar Site, consequently, development is subject to an appropriate assessment under the Habitats Regulations. The site is located in proximity of a conservation area and scheduled monument. Therefore development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 to the site for an alternative use is subject to highway comments.	Currently Suitable - Subject to Further Detailed Assessment	The site is suitable in principle for employment development subject to assessment and management of physical, environmental and heritage constraints. For instance the site is located within 1km of a Ramsar Site, consequently, development is subject to an appropriate assessment under the Habitats Regulations. The site is located in proximity of a conservation area and scheduled monument. Therefore development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 to the site for an alternative use is subject to highway comments. Surrounding land uses and road linkages mean that a suitable employment use is likely to be office based.

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
SHF029	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	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 promoted 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 to be not currently available - likely to become so; achievable and viable (subject to any further necessary viability assessments). 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.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered to be not currently available - likely to become so; achievable and viable (subject to any further necessary viability assessments). 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.
SHF032	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 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 vehicular access is subject to highway approval, whilst the sites location means that the provision of appropriate pedestrian and cyclist access and links into the wider network is unlikely.	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 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, the ability to provide an appropriate vehicular access is subject to highway approval, whilst the sites location means that the provision of appropriate pedestrian and cyclist access and links into the wider network is unlikely.
SHR001X											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.
SHR002	Currently Available	The site has been recently promoted for sale for residential 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	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	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site contains an attractive existing building and is located within the Shrewsbury Conservation Area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of 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 the presence of TPO's on the site; and the sites proximity to one or more listed buildings and scheduled monuments. 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 development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site contains an attractive existing building and is located within the Shrewsbury Conservation Area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of 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 the presence of TPO's on the site; and the sites proximity to one or more listed buildings and scheduled monuments. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR003	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 for residential development however the site does include existing employment uses (B1).	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 and commercial history of the County. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Other employment areas exist within smaller settlements and in some rural locations and these will support additional demand and provision. Outside of these areas, there is a traditional dependence on agriculture and related sectors, therefore the formation of new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site is located within proximity of a Ramsar site, conservation area and scheduled monument. The ability to provide an appropriate access for an alternative use is subject to highway comments. If suitable mitigation of this identified constraint were possible, the sites 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. 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 in existing employment use, however its availability for an alternative employment development is unknown. Achievability and viability of use of the site for an alternative employment use is also unknown. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is considered suitable for appropriate employment development (likely office based employment reflecting surrounding land uses and road links) subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site is located within proximity of a Ramsar site; conservation area; and scheduled monument. The ability to provide an appropriate access to the site is also subject to highway comments. If suitable mitigation of this identified constraint were possible, the sites 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. 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
SHR004	Site at New Park Road/ St Micheals Street, Shrewsbury	Shrewsbury	0.21	6	0.08	Site comprises a mature brick built warehouse type building, converted to offices and a parking area.	The site is in close proximity to a number of existing dwellings to its west. There are more dwellings, employment uses and retail uses surrounding the site.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within the Shrewsbury development boundary and within a mixed use area. However, much of the site is identified as a protected employment area. As such residential development is contrary to policy. However, the site may have long term potential for residential development subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site contains an attractive existing building which should be retained. It is also located within a conservation area. Therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm to or a total loss of significance of the 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. The site is also located within proximity of one or more listed buildings. Therefore development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 Shrewsbury development boundary and within a mixed use area and much of the site is protected for employment uses. As such it is likely to be suitable for employment development. However, the site contains an attractive existing building which should be retained. It is also located within a conservation area. Therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm to or a total loss of significance of the 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. The site is also located within proximity of one or more listed buildings. Therefore development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
SHR005	Land at Silkmoor, Shrewsbury	Shrewsbury	0.94	28	0.38	A diverse area containing a range of occupied buildings and car parking, located in the centre of Shrewsbury in Frankwell, near the Welsh Bridge.	The site is located next to a recreation ground, retail units and residential developments.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Shrewsbury development boundary and in proximity to the town centre. However, approximately 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 outside of flood zones 2 and/or 3 does still have development potential, subject to suitable assessment and management of any other physical, heritage and environmental constraints present. For instance, approximately 2/3 of the site is located within an AQMA, this will require due consideration. The site is also located 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. The site contains a number of Grade 2 listed buildings; is located within a conservation area; and is in proximity of a number of other listed buildings (Grade 2 and 2*), a registered park and garden, 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 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.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Shrewsbury development boundary and in proximity to the town centre. However, approximately 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 outside of flood zones 2 and/or 3 does still have development potential, subject to suitable assessment and management of any other physical, heritage and environmental constraints present. For instance, approximately 2/3 of the site is located within an AQMA, this will require due consideration. The site is also located 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. The site contains a number of Grade 2 listed buildings; is located within a conservation area; and is in proximity of a number of other listed buildings (Grade 2 and 2*), a registered park and garden, 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 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.
SHR006	Builders Yard, Betton Street, Shrewsbury	Shrewsbury	1.05	31	0.42	Former Travis Perkins Builders yard now Network rail maintenance depot. Rail storage depot and maintenance operation site accessed at junction of Betton St, Belle Vue road and Old Coleham. Site comprises number of brick built maintenance buildings and office building together with 2 storey portacabin office building. Site has been in rail use or builders yard since 19th C. Site boundaries clearly defined by Betton St to W and rail lines to SE; boundary with adjoining site SHR150 to E not clearly defined. Access onto junction of Betton St/Belle Vue road and Old Coleham shared with SHR150. Some self seeded shrubs/trees etc at S end of site.	Surrounding uses are a mix of residential and commercial.	Currently Suitable - Subject to Further Detailed Assessment	As a brownfield site within the development boundary, the site is considered suitable in principle for open market residential development. However, suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance as a brownfield site, it may be subject to contamination therefore suitable management and mitigation will be necessary. The ability to provide an appropriate and safe access into the site is subject to highway approval. The design and layout should mitigate any impact on/from the adjacent Network Rail site and railway line. The site is located within 250m of a Wildlife Site - River Severn, 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 trees subject to TPO's 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 Belle Vue Conservation Area, Shrewsbury Abbey Scheduled Monument and numerous listed buildings, consequently development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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	As a brownfield site within the development boundary, the site is considered suitable in principle for employment development - indeed it is already in employment use. However, suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance as a brownfield site, it may be subject to contamination therefore suitable management and mitigation will be necessary. The ability to provide an appropriate and safe access into the site is subject to highway approval. The design and layout should mitigate any impact on/from the adjacent Network Rail site and railway line. The site is located within 250m of a Wildlife Site - River Severn, 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 trees subject to TPO's 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 Belle Vue Conservation Area, Shrewsbury Abbey Scheduled Monument and numerous listed buildings, consequently development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
SHR007	William Farr House, Royal Shrewsbury Hospital, Shrewsbury	Shrewsbury	2.34	70	0.94	Currently occupied by Physio and other units of RSH with associated car-parking. Single/two storey buildings on site. Road frontage and vehicle access onto Mytton Oak Rd. Boundaries clearly defined with adjoining residential development to W, S, and E along Falcon's Way, Copperfield Drive and Churchill Road. Some trees and hedgerows on SE boundary of site. Site is predominantly flat and well related and linked into surrounding residential development.	Residential estate development.	Currently Suitable - Subject to Further Detailed Assessment	As a brownfield site within the development boundary, the site is considered suitable in principle for open market residential development. However, suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance any necessary remediation as a brownfield site. The site is within proximity of Listed Buildings Grade II: Mytton Villa, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.	Currently Suitable - Subject to Further Detailed Assessment	As a brownfield site within the development boundary, the site is considered suitable in principle for employment development. However, suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance any necessary remediation as a brownfield site. The site is within proximity of Listed Buildings Grade II: Mytton Villa, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
SHR008	Garages, Off Belvidere Lane, Shrewsbury	Shrewsbury	0.19	6	0.07	Small brownfield site in residential area of E Shrewsbury (Belvidere) comprising 12 lock-up garages, parking and landscaping adjacent Shrewsbury-Telford rail line and Belvidere lane. Wand E boundaries set by adjoining residential properties on Belvidere Rd and Belvidere Lane; N and S boundaries set by Belvidere Lane and railway. Site has road frontage and access to Belvidere lane, alternative access also available onto Belvidere Rd. Site well related to existing established residential estate. Some established trees on site on road frontage and adjoining railway.	Medium to high density ex-local authority residential estate development.	Currently Suitable - Subject to Further Detailed Assessment	As a brownfield site within the development boundary, the site is considered suitable in principle for open market residential development. However, suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance any necessary remediation as a brownfield site. The sites location and proximity to existing dwellings means a sympathetic design is necessary. The site is located 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	As a brownfield site within the development boundary, the site is considered suitable in principle for employment development - however the site size and proximity to residential dwellings means that only office based employment is likely to be considered appropriate. Suitability is also subject to appropriate management of any physical, heritage and environmental constraints present. For instance any necessary remediation as a brownfield site. The site is also located 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. 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
SHR011	Land at the Elms, Belvidere, Shrewsbury	Shrewsbury	0.91	27	0.36	The site comprises a driveway, grounds of a Grade 2 listed building 'The Elms' including portacabin Scout Hut in grounds and lock-up garages but not 'The Elms' itself or sheltered housing at entrance. 'The Elms' House is NHS rehab and recovery service. Site has road access to Belvidere Ave but no road frontage as such; pedestrian access also via Belvidere Ave to existing network. Site boundaries clearly defined by adjacent residential properties and St Giles primary school playing fields. Many established mature trees including some TPO's on site and forming boundaries to S and N .	Residential estate development and school playing fields to E.	Currently Suitable - Subject to Further Detailed Assessment	As a part brownfield and part greenfield site within the development boundary, the site is considered suitable in principle for open market residential development. However, suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the need to provide an alternative location for the Scout Group. The ability to provide an appropriate access into the site is subject to highway approval. The site is within proximity of 'The Elms' Grade 2 Listed Building 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. The site also contains and is in proximity to TPO's, 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.	Currently Suitable - Subject to Further Detailed Assessment	As a part brownfield and part greenfield site within the development boundary, the site is considered suitable in principle for employment development. However, suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the need to provide an alternative location for the Scout Group. The ability to provide an appropriate access into the site is subject to highway approval. The site is within proximity of 'The Elms' Grade 2 Listed Building 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. The site also contains and is in proximity to TPO's, 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.
SHR012	Land off Racecourse Lane, Shrewsbury	Shrewsbury	1.81	54	0.72	Site between racecourse Lane and RSH. Adjacent to Mytton Oak GP surgery to W and nurses accommodation and car parking to E; to N is Redwoods Centre (mental health care) and hospital maintenance buildings . Site is currently open space (in PPG17 study) used for informal recreation and consists of open grassland with some scrub trees on boundaries. Site has road frontage onto Racecourse Lane and Wellwood Close access could be from either; pedestrian access via Racecourse Lane to existing established links. Boundaries clearly defined to W by Racecourse Lane GP surgery and Redwoods Centre however E boundary with Hospital uses not clearly defined.	Residential estate development to W and Hospital to E.	Not Suitable	Greenfield site within development boundary. However much of the site comprises an identified amenity green space. 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. The site is also 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.	Not Suitable	Greenfield site within development boundary. However much of the site comprises an identified amenity green space. 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. The site is also 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.
SHR014	Site at New Zealand House, Abbey Foregate, Shrewsbury	Shrewsbury	0.48	14	0.19	Brownfield site off Abbey Foregate comprising New Zealand House (an office block) and associated car parking/amenity area. Site has frontage onto Abbey Foregate to N and adjoins a recently converted apartment block (formerly offices) to W and retirement accommodation to E, and Reabrook valley to S. Some scrub trees and vegetation along Reabrook valley. Part of S portion of site within flood zones 2 and/or 3.	Character to the north is predominantly residential. Character to the east and west are a mix of residential and commercial. Character to the south is typified by a natural/semi-natural open space along the bank of the River Severn.	Currently Suitable - Subject to Further Detailed Assessment	The portion of the site located within flood zones 2 and/or 3 is unsuitable for development. This portion of 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 suitable for development subject to appropriate management of any physical, heritage and environmental constraints present. For instance the suitability of the access to serve the redevelopment of the site is subject to highway approval. The site is located within a Conservation Area and adjacent to a Grade 2 listed building, 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. Furthermore, the site contains and is within proximity of TPO's. Consequently 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. The site is also within 100m of a Local Nature Reserve 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.	Currently Suitable - Subject to Further Detailed Assessment	The site is currently in employment use (buildings are located in the element of the site located outside of flood zones 2 and/or 3). The portion of the site located within flood zones 2 and/or 3 is unsuitable for development. This portion of 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 suitable for development subject to appropriate management of any physical, heritage and environmental constraints present. For instance the suitability of the access to serve the redevelopment of the site is subject to highway approval. The site is located within a Conservation Area and adjacent to a Grade 2 listed building, 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. Furthermore, the site contains and is within proximity of TPO's. Consequently 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. The site is also within 100m of a Local Nature Reserve 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.
SHR015	Land at Whitehall	Shrewsbury	1.01	30	0.41	Brownfield site currently in use as Shropshire Walk-in Health Centre formerly Whitehall Govt offices. Site comprises flat roofed 2/3 storey office building and tarmac car parking area. Site has road frontage to Monkmoor Rd and is surrounded by existing residential properties of 19thC and early 20thC of Bishop St to S; Clifford St to W and Bishop St to N. Monkmoor Rd to E. Site contains 2 listed structures and some established trees esp. on S boundary. Good existing pedestrian links via Monkmoor Rd.	Residential.	Currently Suitable - Subject to Further Detailed Assessment	Site is located in a longstanding established residential area and would be suitable for open market residential development subject to assessment and management of physical, environmental and/or heritage constraints. For instance the site contains and is in proximity of a listed buildings; it is also located in a conservation area; and proximity of 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.	Currently Suitable - Subject to Further Detailed Assessment	Currently in employment use so continued employment use subject to compatibility with adjoining uses is appropriate. Suitability is subject to assessment and management of physical, environmental and/or heritage constraints. For instance the site contains and is in proximity of a listed buildings; it is also located in a conservation area; and proximity of 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.
SHR016	Shrewsbury Training and Development Centre, Racecourse Crescent, Shrewsbury	Shrewsbury	0.31	9	0.13	Current Shropshire Council Training and Development Centre. Brownfield site comprising 1/2 storey buildings and tarmac car parking area all in SC ownership. Road frontage to Racecourse Cre. Boundaries clearly defined by Racecourse Cres to S and existing residential properties to E and W. N boundary not so clear - with rest of car park. Some established trees on W and S boundaries. Site also contains Electricity Sub-Station.	Residential, rest of car park and Monkmoor Rec ground to N	Currently Suitable - Subject to Further Detailed Assessment	Site is located in a longstanding established residential area and would be suitable for open market residential development subject to assessment and management of physical, environmental and/or heritage constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of conservation area and 100m 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Currently Suitable - Subject to Further Detailed Assessment	Currently in employment use so continued employment use subject to compatibility with adjoining uses is appropriate and appropriate assessment/management of physical, environmental and/or heritage constraints. For instance the ability to provide an appropriate access is subject to highway approval. The site is also within 300m of conservation area and 100m 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
SHR011	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied by a Scout Group with 25 yr. lease so site will only become available during this time if an alternative location can be found for them (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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 - Unlikely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied by a Scout Group with 25 yr. lease so site will only become available during this time if an alternative location can be found for them (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	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 also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically TPO's on site, impact on Grade 2 Listed Building 'The Elms' and satisfactory access. If suitable mitigation of the identified constraints were possible, the sites 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. 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 (subject to any further necessary viability assessment). Achievability and viability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives. The site is however considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically TPO's on site, impact on Grade 2 Listed Building 'The Elms' and satisfactory access. If suitable mitigation of the identified constraints were possible, the sites development potential would also depend on confirmation of the sites 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.
SHR012	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	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 much of the site comprises an identified amenity green space. 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.	Rejected	The site is considered available. (subject to any further necessary viability assessment). Achievability and viability are unknown. However much of the site comprises an identified amenity green space. 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.
SHR014	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	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 viable and achievable (subject to any further necessary viability assessment). It is not currently considered to be available, but is it considered that it is likely to become available in the future. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The element of the site located outside flood zones 2 and/or 3 is considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically heritage assists and satisfactory access. If suitable mitigation of this identified constraint were possible, the sites 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. The element of the site located in flood zones 2 and/or 3 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. 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; their representatives; and any further necessary viability assessment work. The element of the site located outside flood zones 2 and/or 3 is considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically heritage assists and satisfactory access. 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; 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 element of the site located in flood zones 2 and/or 3 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR015	Not Currently Available - Likely to become so	Site is currently occupied as a medical / office facility with associated car parking. However, 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 likely to become available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site contains listed buildings, is located in a conservation area and proximity of other heritage assets. If suitable mitigation of this identified constraint were possible, the sites 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. 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; their representatives; and any further necessary viability assessment work. However, the site is considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site contains listed buildings, is located in a conservation area and proximity of other heritage assets. If suitable mitigation of this identified constraint were possible, the sites 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR016	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.	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.	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 promoted 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.	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	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.

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
SHR019	Land off Montgomery Way, Shrewsbury	Shrewsbury	1.58	47	0.63	Remaining site to rear of Montgomery Way - previous application for affordable housing. Long standing open space currently used for informal recreation. New residential development to N; E boundary with Shrewsbury Sports Village, S and W boundary with old Shrewsbury-Newport canal now footpath and cycle way - NCN route 81. Many established trees along S and W boundary. Road frontage and access via Sandhurst Meadows; good pedestrian links via established networks. Site has slight rise from S to N. Evidence of GCN activity on site.	Mixed use - residential to N and open space/recreation use to S and W	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 appropriate assessment and 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. It is also understood that the site is an informal open space, the implications of its development will therefore require due consideration. 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 proximity of a wooded belt 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 also has evidence of GCN activity.	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 appropriate assessment and 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. It is also understood that the site is an informal open space, the implications of its development will therefore require due consideration. 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 proximity of a wooded belt 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 also has evidence of GCN activity.
SHR020	St Michaels House, St Michaels Street, Shrewsbury	Shrewsbury	0.26	8	0.10	Brownfield site within development boundary - site comprises 2 storey red-brick Victorian former school building now in use as podiatry clinic and associated tarmac car park. Site has road frontage to St Michaels St and separate road access from St Michaels St as well as good pedestrian links to town centre and nearby facilities. Site has clearly defined boundaries on all four sides. Some established trees on NE boundary.	Mixed residential some older 19thC properties and some more recent 21stC brownfield redevelopment. Large area open space and recreation facilities adjacent to NE of site.	Currently Suitable - Subject to Further Detailed Assessment	As a brownfield site located within development boundary, the site is suitable in principle for open market residential development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance as a brownfield site, suitable mitigation is required. The site contains an electricity sub-station which will require due consideration. The suitability of the current access to serve the redevelopment of the site is subject to highway approval. The site is located within a Conservation Area and in proximity of 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.	Currently Suitable - Subject to Further Detailed Assessment	As a brownfield site currently in employment use and located within development boundary, the site is suitable in principle for employment development - subject to compatibility with adjoining uses (which is likely to limit it to office based employment). Suitability is also subject to appropriate management of any physical, heritage and environmental constraints present. For instance as a brownfield site, suitable mitigation is required. The site contains an electricity sub-station which will require due consideration. The suitability of the current access to serve the redevelopment of the site is subject to highway approval. The site is located within a Conservation Area and in proximity of 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.
SHR021X	Land at Hubert Way	Shrewsbury	0.19	N/A	N/A						
SHR022X	Brierly House, Centre for the Deaf	Shrewsbury	0.12	N/A	N/A						
SHR023	Land north west of Ellesmere Road roundabout, Shrewsbury	Shrewsbury	21.95	658	8.78	Large greenfield site to NW of Shrewsbury outside development boundary. Site currently in agricultural use for hay/silage and arable crops. Site currently as 2 fields split approx. 50:50 by irregular line of established hedgerow and trees. Boundaries clearly defined on 3 of 4 sides: by Bomere Heath road to S; by Ellesmere Rd to E; by lane to Huffley Farm to W but no clear definition to N. Some established trees and hedgerows on S, W and E boundaries as well as some scattered on N section of site. Site has road frontage to E onto Ellesmere Rd and S onto Bomere Heath road. Pedestrian links poor no existing footways or established network. 300KV overhead line across NE corner and pylon on site.	Agricultural use and farm and farm buildings of Huffley Farm to Now	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within the open countryside. As such open market residential development is contrary to policy. However, 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 separated from the built form of the settlement by virtue of Ellesmere Road and road to Bomere Heath and also projects into the countryside, this will require due consideration. The ability to provide an appropriate access to and into the site is subject to highway approval. There are 300kv overhead line and pylons on the site. This site is within 1km of a Natura 2000 site (Ramsar site at Hencott Pool/Wood). Consequently, development is subject to an appropriate assessment under the Habitats Regulations.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located 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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is separated from the built form of the settlement by virtue of Ellesmere Road and road to Bomere Heath and also projects into the countryside, this will require due consideration. The ability to provide an appropriate access to and into the site is subject to highway approval. There are 300kv overhead line and pylons on the site. This site is within 1km of a Natura 2000 site (Ramsar site at Hencott Pool/Wood). Consequently, development is subject to an appropriate assessment under the Habitats Regulations.
SHR025	Land east of Edgebold Roundabout, Shrewsbury	Shrewsbury	2.33	70	0.93	Site is greenfield site outside development boundary adjacent to A5 bypass at roundabout junction with A488 (Edgebold roundabout) S of A488 and E of A5. Site in agricultural use for grazing/pasture Newton Farm lies approx. 80m to E. Site has defined boundaries with main roads and E due to existence of established trees and hedgerow along field boundaries. Site has road frontage to both A488 and A5 but access only possible off A488 potential for access to be developed in conjunction with adjacent site to E - SHR027. No existing pedestrian links.	Agricultural land	Not Suitable	The site is located outside and detached from the development boundary within the open countryside. As such open market residential development is contrary to policy. Furthermore, due to the sites location detached from the built form of the settlement, in isolation it is not considered suitable for development. The site may have long term potential as part of a wider release in this location subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the site is separated from the built form of the settlement and into the site is subject to highway approval. The site is also within 100m 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	The site is located outside and detached from the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, due to the sites location detached from the built form of the settlement, in isolation it is not considered suitable for development. The site may have long term potential as part of a wider release in this location subject to appropriate policy changes and management of any physical, heritage and 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 100m 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.
SHR026	land adjacent to A5 / A49 roundabout, east of Shrewsbury	Shrewsbury	23.60	708	9.44	Large greenfield site to east of Shrewsbury outside development boundary and east of river severn adjacent to A5/A49 junction at Preston Boats. Currently in agricultural use for arable/fodder crops. Site is bounded by A5 bypass and A49 to E, River Severn and farmland to W, Shrewsbury to Telford rail line to N and farmland to S. Boundaries with road, rail and river are clearly defined but boundaries with farmland appear arbitrary and undefined. Site is bounded by A5/A49 bypass and has road frontage technically but access likely to be difficult. Pedestrian access non-existent. Site is cut-off from Shrewsbury and any nearby settlements. Site slopes E-W down to river from bypass.	Agricultural land	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, a small portion 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 the site is separated from the built form of the settlement and the services and facilities within it by the River Severn, a significant physical barrier which will require due consideration, particularly for open market residential development. The sites only road frontage is onto the A49 and there are currently no junctions that would serve development of this site, therefore the ability to provide an appropriate access to and into the site is unclear and any proposed access would be subject to highway approval. The site is proximity to Local Wildlife Sites - River Severn and Longnor Hall, Heronry, 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 Longnor Hall 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.	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 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, 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 site is separated from the built form of the settlement and the services and facilities within it by the River Severn, a significant physical barrier which will require due consideration, particularly for open market residential development. The sites only road frontage is onto the A49 and there are currently no junctions that would serve development of this site, therefore the ability to provide an appropriate access to and into the site is unclear and any proposed access would be subject to highway approval. The site is proximity to Local Wildlife Sites - River Severn and Longnor Hall, Heronry, 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 Longnor Hall 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.

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
SHR019	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	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). 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.
SHR020	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; their representatives; and any further necessary viability assessment work. The site is considered suitable for development subject to appropriate assessment and management of any impact on the physical, environmental; or heritage constraints to the site. Specifically the site is brownfield and located within a conservation area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; 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 however considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site is brownfield and located within a conservation area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its 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.
SHR021X											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.
SHR022X											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.
SHR023	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	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, 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. Such constraints include the fact that the site is separated from the built form of the settlement by virtue of Ellesmere Road and road to Bomere Heath and also projects into the countryside; its potential impact on the Natura 2000 (Ramsar site) at Hencott Pool to the South West of the site; ability to provide satisfactory highway access for the scale of potential development; and existence of 300kV overhead lines and pylon on 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. Furthermore, 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 is separated from the built form of the settlement by virtue of Ellesmere Road and road to Bomere Heath and also projects into the countryside; its potential impact on the Natura 2000 (Ramsar site) at Hencott Pool to the South West of the site; ability to provide satisfactory highway access for the scale of potential development; and existence of 300kV overhead lines and pylon on site.
SHR025	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 achievable; and viable (subject to any further necessary viability assessment) further investigation is required to establish availability. However the site in isolation is not considered suitable for development due to its detachment from the build form of the settlement.	Rejected	Availability, achievability and viability are unknown. Furthermore, the site in isolation is not considered suitable for development due to its detachment from the build form of the settlement.
SHR026	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. The site is located within countryside, as such mixed use development is contrary to policy. Furthermore, a small portion of the site 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 be suitable for development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval; and consideration of the sites separation from the built form of the settlement by the River Severn. Suitability is also subject to confirmation of the sites availability; 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. As the site is located within countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small portion of the site 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 be suitable for other forms of employment development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval; and consideration of the sites separation from the built form of the settlement by the River Severn. Suitability is also subject to confirmation of the sites availability, achievability and viability; 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.

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
SHR027	Land at Newton Farm, Hanwood Road, Shrewsbury	Shrewsbury	16.82	505	6.73	Site is greenfield site outside development boundary adjacent to site SHR025 and A5 bypass at roundabout junction with A488 (Edgebold roundabout) S of A488 and E of A5. Site in agricultural use for grazing/pasture includes Newton Farm house and buildings. Site has defined boundaries with main A488 to N and W/S due to existence of established trees and hedgerow along field boundaries. Site has road frontage to A488 access possible off A488 potential for access to be developed in conjunction with adjacent site to W - SHR025. No existing pedestrian links.	Agricultural land	Not Suitable	The site is located outside and detached from the development boundary within the open countryside. As such open market residential development is contrary to policy. Furthermore, due to the sites location detached from the built form of the settlement, in isolation it is not considered suitable for development. The site may have long term potential as part of a wider release in this location subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site also contains 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	The site is located outside and detached from the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, due to the sites location detached from the built form of the settlement, in isolation it is not considered suitable for development. The site may have long term potential as part of a wider release in this location subject to appropriate policy changes and management of any physical, heritage and 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 100m 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.
SHR031	Land rear of Abotts House, Upper Battlefield, north of Shrewsbury	Shrewsbury	1.67	50	0.67	Greenfield site outside Shrewsbury's development boundary in ribbon settlement of Upper Battlefield. Agricultural site in use as rough grazing. Clear defined boundaries of established trees and hedgerows to N, S, and E to W with residential properties along A49. Site does not have road frontage but has access point onto A49, pedestrian access extremely limited but is footway/pavement along A49.	Agricultural land to N, S and E with residential properties to W.	Not Suitable	The site is located outside and detached from the development boundary within the open countryside. As such open market residential development is contrary to policy. Furthermore the site is detached from the built form of the settlement, being more closely associated with linear development along the A49 Shrewsbury Road. 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 Suitable	The site is located outside and detached from 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 detached from the built form of the settlement, being more closely associated with linear development along the A49 Shrewsbury Road. 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.
SHR032	Land north east of Ellesmere Road roundabout, Shrewsbury	Shrewsbury	17.48	524	6.99	Large greenfield site outside development boundary to north of Battlefield Enterprise Park sandwiched between A528 Ellesmere Rd and Shrewsbury Battlefield registered site. Site currently in agricultural use as 3 separate fields used for arable and fodder crops. Field in SW corner approx. 3.6ha is in SC freehold. Boundaries are clearly defined to W by A528 to S by A5124 (Battlefield distributor road) and E by historic battlefield, to N is not clearly defined - arbitrary line running across field. Road frontage onto A528 Ellesmere Rd and A5124, and access onto either. Pedestrian access via existing footway on A5124 to established network.	Agricultural and business use on Battlefield Enterprise Park.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is 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 management of any physical, heritage and environmental constraints present. For instance the site is separated from the built form of the settlement by virtue of Ellesmere Road and Battlefield distributor road, the site also projects into the countryside, this will require due consideration. The ability to provide an appropriate access to and into the site is subject to highway approval. Presence of 300Kv overhead line and pylons on the site. The site is adjacent to historic registered battlefield, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 1km of a Natura 2000 site (Ramsar site at Hencott Pool/Wood), therefore development is subject to an appropriate assessment under the Habitats Regulations.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is 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 management of any physical, heritage and environmental constraints present. For instance the site is separated from the built form of the settlement by virtue of Ellesmere Road and Battlefield distributor road, the site also projects into the countryside, this will require due consideration. The ability to provide an appropriate access to and into the site is subject to highway approval. Presence of 300kv overhead line and pylons on the site. The site is adjacent to historic registered battlefield, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 1km of a Natura 2000 site (Ramsar site at Hencott Pool/Wood), therefore development is subject to an appropriate assessment under the Habitats Regulations.
SHR033X	Land at Underdale Road.	Shrewsbury	0.17	N/A	N/A						
SHR035	Land off Mousecroft Lane, Radbrook, Shrewsbury	Shrewsbury	1.60	48	0.64	Former quarry and batching site operations now ceased. Outside development boundary to W of Shrewsbury. Site comprises former quarry related buildings and car parking along with landscaped areas on frontage of site. Site has clearly defined boundaries with adjacent open space through tree and woodland screening of previous quarry operations along with S boundary onto Mousecroft Lane. Site has road frontage and access onto Mousecroft Lane, pedestrian access poor no existing footway along Mousecroft Lane.	Open space with some adjacent residential properties on Mousecroft	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 natural/semi natural open space. 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. The site also contains a small portion of a wildlife site (consequently development on this element of the site is likely to lead to a significant adverse effect and is contrary to policy) and is also surrounded by Wildlife Sites: Radbrook-Mousecroft Lane (consequently 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 Ecology team has confirmed likely presence of GCN. 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 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, much of the site comprises an identified natural/semi natural open space. 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. The site also contains a small portion of a wildlife site (consequently development on this element of the site is likely to lead to a significant adverse effect and is contrary to policy) and is also surrounded by Wildlife Sites: Radbrook-Mousecroft Lane (consequently 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 Ecology team has confirmed likely presence of GCN. 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.
SHR036X	Upper Belle Vue	Shrewsbury	0.06	N/A	N/A						
SHR037	Allotments, Stanley Lane, Meole Brace	Shrewsbury	1.80	54	0.72	Current allotment site within development boundary on SW edge of Shrewsbury to S of Meole Brace secondary school. Site boundaries are clear and defined by Stanley Lane to N, Shrewsbury to Aberystwyth rail line to E, Longden Rd Business Park (protected employment land) to S, and residential properties on Silver Birch Drive to W. Site has road frontage and vehicle access onto Stanley Lane. Pedestrian access onto footway on Stanley lane then to links via established network. Some established trees on site boundaries and road frontage. Flat site.	Residential to E and W; employment	Not Suitable	The site is located within the development boundary. However, it comprises an identified allotment. Development 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. Furthermore, the ability to provide an appropriate access to and into the site is subject to highway approval due to the restricted nature of Stanley Lane and capacity of the rail bridge. 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 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 development boundary. However, it comprises an identified allotment. Development 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. Furthermore, the ability to provide an appropriate access to and into the site is subject to highway approval due to the restricted nature of Stanley Lane and capacity of the rail bridge. 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 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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
SHR027	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	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 in isolation is not considered suitable for development due to its detachment from the built form of the settlement.	Rejected	Availability, achievability and viability are unknown. Furthermore, the site in isolation is not considered suitable for development due to its detachment from the built form of the settlement.
SHR031	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 this matter. 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 not currently available but likely to become so; achievable; and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development due to its location, detached from the built form of the settlement, being more closely associated with linear development along the A49 Shrewsbury Road.	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 due to its location, detached from the built form of the settlement, being more closely associated with linear development along the A49 Shrewsbury Road.
SHR032	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	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, 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 is separated from the built form of the settlement by virtue of Ellesmere Road and Battlefield distributor road, the site also projects into the countryside; and proximity of an historic battlefield and Ramsar 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 site is separated from the built form of the settlement by virtue of Ellesmere Road and Battlefield distributor road, the site also projects into the countryside; and proximity of an historic battlefield and Ramsar 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; 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.
SHR033X											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.
SHR035	Not Currently Available - Likely to become so	The site was represented during the SAMDev Site Allocations process for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	This site was identified within a previous Urban Housing Capacity Study. 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 not currently available - likely to become so, viable and achievable. 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 suitable for development as much of it comprises an identified natural/semi natural open space, 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. The site also contains a small portion of a wildlife site (consequently development on this element of the site is likely to lead to a significant adverse effect and is contrary to policy) and is also surrounded by Wildlife Sites: Radbrook-Mousecroft Lane.	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 suitable for development as much of it comprises an identified natural/semi natural open space, 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. The site also contains a small portion of a wildlife site (consequently development on this element of the site is likely to lead to a significant adverse effect and is contrary to policy) and is also surrounded by Wildlife Sites: Radbrook-Mousecroft Lane.
SHR036X											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.
SHR037	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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. However the site is not considered suitable for development as it comprises an identified allotment, development 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.	Rejected	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 assessment work. However the site is not considered suitable for development as it comprises an identified allotment, development 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.

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
SHR038	Land off Kemps Eye Avenue	Shrewsbury	0.46	14	0.18	Flat greenfield site currently open space (natural and semi-natural PPG17) and part car park and part of Marysville medical practice. Realistically site should now be redrawn to reflect construction of medical practice. Revised site does not have road frontage, vehicle access only via medical practice car park so effectively landlocked. Pedestrian access via existing established network. Revised site has clear defined boundaries with residential properties to W and S, medical practice to N and Shrewsbury Aberystwyth rail line to E. Some established trees and hedgerows on site boundaries.	Residential, further open space on opposite side railway,	Not Suitable	The site is located within the development boundary. However, much of the site comprises an identified natural/semi-natural open space. 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. Furthermore, Marysville medical practice and its car park has been constructed on part of the site (the element that is not identified as a natural/semi-natural open space), the ability to provide an appropriate access to the remainder of the site is unclear.	Not Suitable	The site is located within the development boundary. However, much of the site comprises an identified natural/semi-natural open space. 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. Furthermore, Marysville medical practice and its car park has been constructed on part of the site (the element that is not identified as a natural/semi-natural open space), the ability to provide an appropriate access to the remainder of the site is unclear.
SHR039X	Former School House, Long Row	Shrewsbury	0.14	N/A	N/A						
SHR040	Land at Old Coleham adjacent Severn Stars Public House, Shrewsbury	Shrewsbury	0.21	6	0.08	The site consists of a car park within the built form of Shrewsbury.	Surrounding character is varied, it includes further car parking, retail, other commercial uses and residential.	Not Suitable	The site is located within the Shrewsbury development boundary, however it is located within flood zones 2 and/or 3. Therefore the site is not suitable as it 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. Furthermore the site is located 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 a scheduled monument, 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 Shrewsbury development boundary, however it is located within flood zones 2 and/or 3. Therefore the site is not suitable as it 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. Furthermore the site is located 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 a scheduled monument, 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.
SHR041X	Faith Cottage, Sabrina Court	Shrewsbury	0.04	N/A	N/A						
SHR042	Land off Whitecroft Road adjacent Reabrook roundabout, Shrewsbury	Shrewsbury	0.57	17	0.23	Triangular greenfield site within development boundary adjacent Reabrook roundabout. Site is formal open space as part of Reabrook valley and LNR. Site is also SC freehold. Site is grassed/scrub open space with established trees and hedgerows forming boundaries. To W is Reabrook roundabout, S residential estate development, E is open space of Rea Brook Valley LNR, N is Pritchard Way inner relief road. Site has road frontage onto roundabout and potential access off Uplands Drive to S. Pedestrian access via existing established network.	Residential estate development to S; N & E open space; W roundabout and inner relief road	Not Suitable	Greenfield site within development boundary. However, the site comprises an identified natural/semi-natural open space. Development 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. Furthermore the site contains part of the Rea Brook Valley LNR, consequently development is likely to lead to a significant adverse effect on this locally designated site(s) and as such is contrary to policy. This site is therefore unsuitable for development. There is also a lack of obvious suitable access as the site only fronts onto a roundabout.	Not Suitable	Greenfield site within development boundary. However, the site comprises an identified natural/semi-natural open space. Development 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. Furthermore the site contains part of the Rea Brook Valley LNR, consequently development is likely to lead to a significant adverse effect on this locally designated site(s) and as such is contrary to policy. This site is therefore unsuitable for development. There is also a lack of obvious suitable access as the site only fronts onto a roundabout.
SHR043X	Moneybrook House, Knolls Farm Close	Shrewsbury	0.13	N/A	N/A						
SHR044	Upper Battlefield, north of Shrewsbury	Shrewsbury	5.92	177	2.37	one section of this site superseded by SHR195 call for sites 2017. Linear greenfield site outside development boundary between A49 on E and Shrewsbury-Crewe rail line to W. Site is currently divided into 2 parcels by access track to Battlefield farm and used for grazing/fodder crops. Road frontage exists to A49 along entire E boundary of site, additional vehicle access also off road to 1403 centre. Clear and defined boundaries to W with rail line to E with A49, to S with 1403 access road and residential development to N. Boundaries largely comprised established hedgerows and some trees.	Agricultural land and some residential also farm buildings. To W over rail line is registered historic battlefield. To SE is mixed employment land.	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, the site projects into the countryside and development on the site could be described as ribbon development. The site is also separated from the built form of the settlement by agricultural fields.	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 not considered suitable for other forms of employment development as it projects into the countryside; development on the site could be described as ribbon development; and the site is also separated from the built form of the settlement by agricultural fields.

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
SHR038	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as much of the site comprises an identified natural/semi-natural open space. 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. Furthermore, Marysville medical practice and its car park has been constructed on part of the site (the element that is not identified as a natural/semi-natural open space), the ability to provide an appropriate access to the remainder of the site is unclear.	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 much of the site comprises an identified natural/semi-natural open space. 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. Furthermore, Marysville medical practice and its car park has been constructed on part of the site (the element that is not identified as a natural/semi-natural open space), the ability to provide an appropriate access to the remainder of the site is unclear.
SHR039X											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.
SHR040	Currently Available	The site is the subject of a current Planning Application for a relevant use, and it is understood that there is a 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 is the subject of a current 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	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. Where necessary, this will be informed by further discussions with landowners and/or their representatives and any necessary viability assessment. However the site is not considered suitable for development as it is located within flood zones 2 and/or 3 and it 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.	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 necessary viability assessment. However the site is not considered suitable for development as it is located within flood zones 2 and/or 3 and it 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.
SHR041X											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.
SHR042	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 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 comprises an identified natural/semi-natural open space, development 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. Furthermore the site contains part of the Rea Brook Valley LNR, consequently development is likely to lead to a significant adverse effect on this locally designated site(s) and as such is contrary to policy. There is also a lack of obvious suitable access as the site only fronts onto a roundabout.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore, the site is not considered suitable for development as it comprises an identified natural/semi-natural open space, development 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. Furthermore the site contains part of the Rea Brook Valley LNR, consequently development is likely to lead to a significant adverse effect on this locally designated site(s) and as such is contrary to policy. There is also a lack of obvious suitable access as the site only fronts onto a roundabout.
SHR043X											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.
SHR044	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.	Achievability Unknown	Viability Unknown	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 development as it is located outside the development boundary within the open countryside, as such open market residential development is contrary to policy. Furthermore, the site projects into the countryside; development on the site could be described as ribbon development; and it is separated from the built form of the settlement by agricultural fields.	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 outside the development boundary within the open countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site projects into the countryside; development on the site could be described as ribbon development; and it is separated from the built form of the settlement by agricultural fields.

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
SHR046	Land at Calders House, Upper Battlefield, north of Shrewsbury	Shrewsbury	0.51	15	0.20	Part greenfield site outside Shrewsbury development boundary. Site lies E of A49 to N of livestock market. Comprises large single dwelling and associate car parking outbuildings etc then large grazing/garden area including pond. Has existing frontage and access onto A49, no pedestrian access. Boundaries clearly defined by A49 to W and existing hedgerow boundaries N,E and S. Some established trees at E end of site and at W end on road frontage. Pond likely to have implications for GCN.	Agricultural land	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, the site is separated from the development boundary and the built form of the settlement by agricultural land.	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 separated from the development boundary and the built form of the settlement by agricultural land, therefore it is unsuitable for other forms of employment development.
SHR053	Land to the west of Ellesmere Road (opposite Ellesmere Drive), Shrewsbury	Shrewsbury	0.83	25	0.33	Greenfield site outside to adjacent to development boundary to W of Ellesmere Rd. Site is currently grass and scrub used for informal recreation and borders wildlife corridor of recent residential development to W and S also seasonal pond on site. Likely to be GCN and other wildlife implications. Road frontage onto Ellesmere Rd but no existing vehicle access; pedestrian access via established network. Site has slight downward slope E-W from Ellesmere Rd. E boundary with Ellesmere Rd, W boundary with recent Lovell Homes development adjacent railway; N boundary with Crest Nicholson residential development; S boundary with existing 19thC terraced housing on Ellesmere Rd.	Residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjacent to the development boundary so within the open countryside. As such open market residential development is contrary to policy. However 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 ability to provide an appropriate access is subject to highway approval. Capacity of Ellesmere Road and key junctions/pinch points in the area is a key consideration in this location. The site is within 500m of Old River Bed 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 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 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 is also within proximity of a number of TPO's, 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	Greenfield site outside but adjacent to the development boundary so 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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. Capacity of Ellesmere Road and key junctions/pinch points in the area is a key consideration in this location. The site is within 500m of Old River Bed 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 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 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 is also within proximity of a number of TPO's, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded.
SHR054a	Land South of the Shrewsbury Club, Sundorne Road, Shrewsbury	Shrewsbury	3.86	116	1.54	Site on E periphery of Shrewsbury outside development boundary and lies to rear of Welti leisure centre and N of Pimley Manor Barns business park. Greenfield site currently in agricultural use for grazing/fodder crops - site is predominantly flat. Site does not have road frontage but is accessed via lane to Pimley Manor. Site is bounded by leisure centre and associated uses to N and business park with associated commercial activities to S; W is open space provision with formal pitches and informal open space; E is wooded boundary with A49 bypass and further agricultural land to E. Boundaries to E and S in particular have substantial numbers of trees many mature and established. On S boundary of site is NCN route 81, bridleway, footpath and old Shrewsbury-Newport Canal.	Mixed use, recreation, business and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjacent to the development boundary within the open countryside but within A49 bypass. As such open market residential development is contrary to policy. However, 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 relationship between the site and the existing built form of the settlement would require due consideration. It is unclear whether the site has a road frontage/access can be established, however the submission suggests the potential for access through the adjacent Shrewsbury Club. If there is a point of access, its suitability is subject to highway approval. The site is also within 250m of 3 different 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.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjacent to the development boundary within the open countryside but within A49 bypass. 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 management of any physical, heritage and environmental constraints present. For instance the relationship between the site and the existing built form of the settlement would require due consideration. It is unclear whether the site has a road frontage/access can be established, however the submission suggests the potential for access through the adjacent Shrewsbury Club. If there is a point of access, its suitability is subject to highway approval. The site is also within 250m of 3 different 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.
SHR054b	Land north-east of Shrewsbury Sports Village, Shrewsbury	Shrewsbury	6.96	209	2.78	A large agricultural field located to the north-east of Shrewsbury. The site is bounded by the A49 to the west; the B5062 to the south; and Sundorne pool, a tributary of the River Severn and associated woodland environs to the north and east.	Character to north is agricultural (currently a solar farm). Character to east is woodland/ponds, beyond which it is agricultural. Character to the west is predominantly residential (beyond the A49). Character to the south is a mix of agricultural and woodland.	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, a small portion 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 the ability to provide an appropriate access to and into the site is subject to highway approval. The site is separated from the built form of the settlement by the A49, this will require due consideration. The site is adjacent to 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 outside the development boundary within the open countryside. As such 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, 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 ability to provide an appropriate access to and into the site is subject to highway approval. The site is separated from the built form of the settlement by the A49, this will require due consideration. The site is adjacent to 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.
SHR054c	Land east of Shrewsbury Sports Village, Shrewsbury	Shrewsbury	3.88	116	1.55	The site consists of an agricultural field, several wooded areas and a tributary of the river severn. The site is also crossed by a public footpath. The sites northern and western boundaries is defined by the B5062, its western boundary is defined by the A49, its southern boundary is defined by a wooded belt.	Character to north is agricultural. Character to east is woodland/ponds, beyond which it is agricultural. Character to the west is a mix of agricultural and leisure uses (beyond the A49). Character to the south is a mix of agricultural, woodland and some rural dwellings.	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 60% 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 the ability to provide an appropriate access to and into the site is subject to highway approval. The site is separated from the built form of the settlement by the A49, this will require due consideration. The site is adjacent to 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 outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, approximately 60% 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 and 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 separated from the built form of the settlement by the A49, this will require due consideration. The site is adjacent to 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	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
SHR055	Land south of Mytton Oak Road, Shrewsbury	Shrewsbury	6.54	196	2.62	Site part superseded by new submission 2017 by SHR161. Greenfield site outside but adjacent to development boundary comprising Bowbrook allotments, agricultural land used for grazing/fodder and 5 separate detached dwellings at various points around the site. Site has linear element extending S to include Ley Grange. Development of whole site would entail loss of allotments. Site has scattered mature trees and mixture of established and remnant hedgerows defining boundaries with neighbouring agricultural land. Site has road frontage onto Mytton Oak Rd and existing vehicle access to allotments; pedestrian access via existing established network.	Residential to N, agricultural to S, and E. W is site for proposed remembrance garden 12/05060/FUL pp 20/02/2013	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjacent to the development boundary so within the open countryside. As such open market residential development is contrary to policy. Furthermore, approximately 25% of the site comprises an identified allotment. 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 remainder of the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance detailed consultation with Highways Authority is required to determine whether an appropriate access can be provided into the site. The site is also adjacent to a proposed Remembrance Garden so development of this site will require appropriate sensitive layout and design. The site contains and is 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. 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	Greenfield site outside but adjacent to the development boundary so within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, approximately 25% of the site comprises an identified allotment. 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 remainder of 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 detailed consultation with Highways Authority is required to determine whether an appropriate access can be provided into the site. The site is also adjacent to a proposed Remembrance Garden so development of this site will require appropriate sensitive types of employment (likely office based), layout and design. The site contains and is 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SHR056	Land south of Washford Road, Meole Brace, Shrewsbury	Shrewsbury	6.51	195	2.60	Greenfield site outside but adjacent to Shrewsbury development boundary. Site comprises no. of fields currently in agricultural use and including large single barn/storage on N boundary. Site is adjacent to Shrewsbury - Aberystwyth rail line to W and Rea Brook to S - significant proportion (c. 33%) of site in flood zones 2 and/or 3. Site is further bounded by Washford Rd and Meole Brace estate to N; and additional agricultural land to E. Site has road frontage and vehicle access to Washford Rd and pedestrian access via existing established network. Site is well contained by rail line, Rea Brook and Washford Rd and boundaries are defined by trees and hedgerows.	Agricultural to S and W and residential to N.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjacent to the development boundary so within the open countryside. As such open market residential development is contrary to policy. Furthermore, approximately 33% of site is in flood zones 2 and/or 3 (southern 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 policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site (particularly with regard to the capacity of Washford Road and rail bridge) 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 300m of listed buildings at Nobold Grange, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 adjacent to the development boundary so within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 33% of site is in flood zones 2 and/or 3 (southern 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 policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site (particularly with regard to the capacity of Washford Road and rail bridge) 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 300m of listed buildings at Nobold Grange, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
SHR057	Land West of Gains Park Way, Shrewsbury	Shrewsbury	51.46	1544	20.58	Large greenfield site outside but adjacent to development boundary on W of Shrewsbury between Gains Park development and A5 bypass, currently in agricultural use for mix off grazing, fodder and arable crops. Contains original but still operational Corner Farm (Oak Farm now in parcel SHR177) and associated buildings and The Yews individual property. Site has road frontage onto Gains Park Way, Mytton Oak Road and Corner Farm Drive with existing vehicle access off Corner Farm Drive. Site has clearly defined boundaries to W with A5 bypass, E with Gains Park Way and S with Mytton Oak Rd; N boundary is with Shrewsbury West SUE. Boundaries mostly trees and hedgerows some established and mature. Site has scattered trees throughout some mature but no TPO/Veteran trees recorded on site. Site is bisected by significant area within flood zones 2 and/or 3 - approx. 11% of site.	Residential to E - Gains Park, agricultural to S and W and Shrewsbury SUE to N.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjacent to the development boundary so within the open countryside. As such open market residential development is contrary to policy. Furthermore, an area in the central portion 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 management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to the highway approval. The site contains grade 2 listed building at Corner Farm, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 trees subject to TPO protection 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 Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjacent to the development boundary so within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, an area in the central portion 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 management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to the highway approval. The site contains grade 2 listed building at Corner Farm, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 trees subject to TPO protection 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.
SHR058	Land at Sundorne Castle, east of Shrewsbury	Shrewsbury	34.65	1040	13.86	Large greenfield site to E of Shrewsbury outside but not adjacent to development boundary. Site currently in agricultural use for grazing and fodder crops. Site contains number of listed buildings associated with Sundorne Castle and number of residential properties. Also contains extensive area of filled ground on W boundary along line of canal arm (?) now heavily wooded with many established trees. Site is irregular shape and boundaries not always clearly defined. Site has road frontage onto Newport Rd (B5062) and existing vehicle access; pedestrian access difficult no existing pavement or footway. To S of site is Shrewsbury Rugby Club, to W is agricultural land and solar farm; to E and N is agricultural land. Site also contains Sundorne Pool LWS and significant area in flood zones 2 and/or 3 approx. 22% of site. SW corner of site also bisected by 33kv overhead lines.	Surrounding uses are primarily agricultural, although there is a solar farm to the north-west and outdoor sports facilities to the south-east.	Not Suitable	Greenfield site outside the development boundary. As such open market residential development is contrary to policy. The site is also separated from the built form of the settlement by agricultural fields and the A49 which represents a significant physical barrier. Furthermore, approximately 22% of site is located in flood zones 2 and/or 3 - along the sites western boundary closest to the built form of the settlement, 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 also contains Sundorne Pool Local Wildlife Site (again on the element of the site in closest proximity to the built form of the settlement), 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 site also contains 5 grade 2 listed buildings associated with Sundorne Castle, 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. Due to these factors the site is considered unsuitable for development.	Not Suitable	Greenfield site outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 22% of site is located in flood zones 2 and/or 3 - along the sites western boundary closest to the built form of the settlement, 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 not considered to have potential for other forms of employment development as it is separated from the built form of the settlement by agricultural fields and the A49 which represents a significant physical barrier. The site also contains Sundorne Pool Local Wildlife Site (again on the element of the site in closest proximity to the built form of the settlement), 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 site also contains 5 grade 2 listed buildings associated with Sundorne Castle, 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.
SHR059X	Builders Yard, Washford Road, Meole Brace.	Shrewsbury	0.09	N/A	N/A						
SHR060	Land at Crowmeole/Upper Edgebold, Shrewsbury	Shrewsbury	17.26	518	6.90	Large greenfield site to W of Shrewsbury outside but adjacent to development boundary. Site consists number of fields currently in agricultural use for grazing/fodder crops. Site is currently landlocked and has no road frontage or separate vehicle access - however access likely to be delivered through adjacent allocated site (SHREW019 Land at Radbrook). No pedestrian access. Site is currently surrounded by agricultural use but N and E boundaries will be with housing as allocated site developed. Boundaries are clearly defined by existing hedgerows and trees. Hedgerows and trees also present within site marking internal field boundaries.	Character to the south and west is predominantly agricultural. Character to the north and east is a mix of residential/ongoing residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjacent to the development boundary so within the open countryside. As such open market residential development is contrary to policy. However, the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints, such as confirmation of the ability to provide an appropriate access to and into the site and ensuring appropriate links with the adjacent development sites.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjacent to the development boundary so 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 appropriate policy changes and management of any physical, heritage and environmental constraints, such as confirmation of the ability to provide an appropriate access to and into the site and ensuring appropriate links with the adjacent development sites.

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
SHR055	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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, approximately 25% of the site comprises an identified allotment, 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 remainder of the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance proximity to the Remembrance Garden and the ability to provide an appropriate access.	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 employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 25% of the site comprises an identified allotment, 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 remainder of 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 proximity to the Remembrance Garden and the ability to provide an appropriate access.
SHR056	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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; 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. Furthermore, approximately 33% of site is in flood zones 2 and/or 3 (southern 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 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, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 33% of site is in flood zones 2 and/or 3 (southern 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 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. The associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR057	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	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. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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. Furthermore, approximately 33% of site is in flood zones 2 and/or 3 (southern 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; 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	The site is considered likely to become available, viable and achievable (subject to any further necessary viability assessment). As the site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 33% of site is in flood zones 2 and/or 3 (southern 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; 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.
SHR058	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 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 isolated location and consequent lack of amenities; implications of part of the site (that closest to the built form of the settlement) being located in flood zones 2 and/or 3; impact on the Sundorne Pool Local Wildlife Site, part of which is within the site boundary (and is that closest to the built form of the settlement); and potential impact on the setting of 5 listed buildings within the site boundary.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development due to its isolated location and consequent lack of amenities; implications of part of the site (that closest to the built form of the settlement) being located in flood zones 2 and/or 3; impact on the Sundorne Pool Local Wildlife Site, part of which is within the site boundary (and is that closest to the built form of the settlement); and potential impact on the setting of 5 listed buildings within the site boundary.
SHR059X											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.
SHR060	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.	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. 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. 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.

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
SHR063	Land at Hanwood Road / Nobold Lane, Shrewsbury	Shrewsbury	2.82	85	1.13	Greenfield site outside but adjacent to development boundary on W edge of Shrewsbury. Site consists of single field in agricultural use for grazing/fodder crops with redundant/derelict barn in N corner of site. Site has road frontage onto Hanwood Rd and Nobold Lane. Vehicle access to barn off Hanwood Rd. Pedestrian access via existing established links on Hanwood Rd. Boundaries are clearly defined by Hanwood Rd to NW and Nobold Lane to NE; SE is further agricultural land separated by clear line of trees and hedgerows; SW boundary with properties and gardens of Brickyard Cottages. S portion of site contains no. of established trees and was part of former brickworks and contains historic landfill and previous infill sites. Site is opposite SHREW019 allocated site to NW and part adjacent to W edge of Radbrook housing estate. OS map shows ponds in S portion of site - maybe seasonal.	Agricultural to NW and S residential to N, SW and E	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjacent to the development boundary so within the open countryside. As such open market residential development is contrary to policy. However, 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 southern portion of site approx. 0.75 ha (25%) is a former brickyard and historic landfill/infill site, appropriate investigation and potential mitigation may therefore be required. The ability to provide an appropriate access into the site is subject to highway approval. The site is within 250m of Radbrook-Mousecroft 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 Grade 2 listed building - Conduit Head off Nobold Lane, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 adjacent to the development boundary so 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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the southern portion of site approx. 0.75 ha (25%) is a former brickyard and historic landfill/infill site, appropriate investigation and potential mitigation may therefore be required. The ability to provide an appropriate access into the site is subject to highway approval. The site is within 250m of Radbrook-Mousecroft 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 Grade 2 listed building - Conduit Head off Nobold Lane, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
SHR064	Land at Shillingston Drive, Shrewsbury	Shrewsbury	0.80	24	0.32	Site is greenfield site within development boundary. Site is currently garden/vacant land to N of Shillingston Drive between Battlefield Court to W and SHREW105 allocated site (u/c) and contains existing residential property - 84 Battlefield Road and part of Lion Coppice woodland. Site has road frontage onto Shillingston Drive but current vehicle access is via Battlefield Road. Pedestrian access via existing established network on Shillingston Drive. Site boundaries clearly defined apart from N boundary which is not clearly defined on the ground. Site contains no. of established trees	Residential to E and W, commercial to S and woodland/garden land to N.	Currently Suitable - Subject to Further Detailed Assessment	Greenfield site within development boundary no in principle policy objections. Previous Planning Permission for Care Home has established principle of development on this site. Suitability is subject to appropriate 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 contains a significant number of trees, many of which are subject to TPO protection. There are also a number of other TPOs in proximity of the site, particularly the wooded area to the north 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.	Currently Suitable - Subject to Further Detailed Assessment	Greenfield site within development boundary no in principle policy objections. Suitability is subject to appropriate 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 contains a significant number of trees, many of which are subject to TPO protection. There are also a number of other TPOs in proximity of the site, particularly the wooded area to the north 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.
SHR065	Land at Monkmoor Road, Shrewsbury	Shrewsbury	1.41	42	0.56	Mixed use site outside but adjacent to Shrewsbury development boundary within loop of River Severn and in proximity of Monkmoor sewage works. Site consists of 2 farm complexes now used for mix of employment uses including office and storage, also holiday lets and residential properties on site. Site is approx. 60% brownfield. Site has road frontage and vehicle access onto Monkmoor Rd. Pedestrian access via existing established network along Monkmoor Rd. Site has clearly defined boundaries to N with Monkmoor Rd; to E with STW access road; to W with boundary of property; to S field boundaries less clearly defined by hedgerows and some fencing. Site adjoins site SHR111. Site has had numerous applications since 2000 associated with various changes of use and minor extensions etc also pp for waste transfer operation associated with Skip Hire business.	To S further scrub land - possibly treated; N River Severn; W employment land and E edge of Monkmoor Rd residential properties.	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 250m of the River Severn 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 also within 30m of trees subject to 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.	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 within 250m of the River Severn 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 also within 30m of trees subject to 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.
SHR066	Land at Lower Pulley Lane, south of Shrewsbury	Shrewsbury	0.18	5	0.07	Site below threshold but promoted on basis of 5+ on site and within urban setting. Site currently greenfield outside but adjacent to Shrewsbury development boundary in 'green gap' between Shrewsbury and Bayston Hill. Currently rough grazing/scrub land. Boundaries clearly defined to N by Pulley Lane to S by adjacent residential properties; to W by Lower Pulley Lane and E by agricultural land. Road frontage onto Pulley Lane and Lower Pulley Lane; current vehicle access off Lower Pulley Lane. Pedestrian access via established networks from Pulley Lane	Residential to S and N agricultural to E and W	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjacent to the development boundary so within the open countryside. The site is located within the Green Gap between Shrewsbury and Bayston Hill. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the sites location within the Green Gap between Shrewsbury and Bayston Hill, this will require due consideration. The design and layout of such a small site is critical to approval along with satisfactory highway access.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site outside but adjacent to the development boundary so within the open countryside. The site is located within the Green Gap between Shrewsbury and Bayston Hill. 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. For instance the sites location within the Green Gap between Shrewsbury and Bayston Hill, this will require due consideration. The sites size is likely to limit its potential for many forms of employment, additionally any proposed use will need to complement the sites setting and adjacent dwellings. As a result, suitable employment uses are likely to be limited to office based employment. The design and layout of such a small site is critical to approval along with satisfactory highway access.
SHR067	Land at Castle Foregate, Shrewsbury	Shrewsbury	0.38	11	0.15	Brownfield former railway land. In employment use for container self-storage in protected employment zone. Site located between rail lines to Chester and Crewe. Site is bounded by rail lines to E, W S by The Castle Business Park and to N by POS associated with Greenfields Gardens. Site has road frontage to access road and vehicle access under railway bridge via Castle Foregate. Pedestrian access via Castle Foregate to established network. No trees or hedgerows on site, within flood zone 2 and/or 3 of Bagley Brook	Employment land, railway line and associated land, new residential development on Greenfields Gardens and Bagley Social Club.	Not Suitable	Site is within development boundary but as site contained within protected employment land site is contrary to current policy. Furthermore site is located within flood zones 2 and/or 3, therefore it 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 also subject to highway approval - the only potential access point is via underpass off Castle Foregate. The site is within 250m of River Severn 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 300m of Conservation Area and 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	Site is within protected employment area - so suitable in principle for employment use. However, the site is located within flood zones 2 and/or 3, therefore it 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 also subject to highway approval - the only potential access point is via underpass off Castle Foregate. The site is within 250m of River Severn 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 300m of Conservation Area and 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.

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
SHR063	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	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). 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.
SHR064	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 this matter. 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 suitable; likely to become available; achievable; and viable (subject to any further necessary viability assessment) for residential development. 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 suitable in principle for development. 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR065	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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; 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 a Wildlife Site and to trees subject to 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. 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 proximity to a Wildlife Site and to trees subject to Tree Preservation Orders.
SHR066	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 this matter. 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). 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 within the Green Gap and site design/layout and 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. However as the site is located within the countryside, appropriate employment uses are 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 Green Gap, site size and setting; and site design/layout and 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.
SHR067	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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 is in an existing employment use and therefore may be available for more intensive employment uses.	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 not currently but likely to become available, achievable and viable (subject to any further necessary viability assessment). However the site is not considered suitable for development as it is protected employment zone and almost entirely within flood zones 2 and/or 3, therefore it 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 also subject to highway approval - the only potential access point is via underpass off Castle Foregate.	Rejected	The sites 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. Although the site is located protected employment area - so suitable in principle for employment use. It is also almost entirely located within flood zones 2 and/or 3, therefore it 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 also subject to highway approval - the only potential access point is via underpass off Castle Foregate.

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
SHR074	Curia Close off Corinthian Close (Underdale) Allotments, Shrewsbury	Shrewsbury	1.15	35	0.46	Currently in use as allotments (sui generis). Site lies to E of Underdale Rd and Corinthian Close and to W of Robertson Way. Site has no road frontage; current vehicle access to allotments via Gregson Close maybe alternative via Curia Close. Pedestrian access via Gregson and Curia Close to established network. Site is bounded by residential properties to W and S; to N is further allotment land and E is Robertson Way. Some established trees and hedgerows on SW, S and E boundaries.	Surrounding character is predominantly residential, however there are further allotments to the north-east.	Not Suitable	Greenfield site within development boundary. However, the site comprises an identified allotment. Development on this 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. Furthermore, the site is within 250m of River Severn 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 300m of 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. The site is within proximity of a number of TPO's, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded.	Not Suitable	Greenfield site within development boundary. However, the site comprises an identified allotment. Development on this 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. Furthermore, the site is within 250m of River Severn 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 300m of 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. The site is within proximity of a number of TPO's, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded.
SHR075X	Salop Leisure, Hereford Road	Shrewsbury	0.17	N/A	N/A						
SHR076	Open Space at Meole Brace, Shrewsbury	Shrewsbury	0.73	22	0.29	The site is an area of natural/semi-natural open space located within the built form of Shrewsbury.	Located to the east of the site is the Holy Trinity Church and its grounds (adjacent to the site). Surrounding uses to north and west are predominantly residential. Uses to the south are also leisure/open space.	Not Suitable	The site is located within the development boundary for Shrewsbury. However development of the site would involve the loss of a natural / semi-natural open space and would only be considered appropriate if alternative provision were possible. Furthermore, the ability to provide an access into the site is unclear. The site does not have a road frontage, being separated from Church Road by a wooded belt which is subject to TPO protection. There is potential for access through the Holy Trinity Church grounds, but it is unclear whether a suitable route exists and an agreement for such a route to be formed could be established - if an agreement could be reached the suitability of such an access would be subject to highway and conservation approval. Additionally, the site is located within a conservation area and is likely to form an important characteristic within the conservation area, as such 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 adjacent to and in proximity of a number of listed buildings and likely to form part of the setting for the adjacent 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. The site is also 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 also contains and 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 development boundary for Shrewsbury. However development of the site would involve the loss of a natural / semi-natural open space and would only be considered appropriate if alternative provision were possible. Furthermore, the ability to provide an access into the site is unclear. The site does not have a road frontage, being separated from Church Road by a wooded belt which is subject to TPO protection. There is potential for access through the Holy Trinity Church grounds, but it is unclear whether a suitable route exists and an agreement for such a route to be formed could be established - if an agreement could be reached the suitability of such an access would be subject to highway and conservation approval. Additionally, the site is located within a conservation area and is likely to form an important characteristic within the conservation area, as such 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 adjacent to and in proximity of a number of listed buildings and likely to form part of the setting for the adjacent 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. The site is also 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 also contains and 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.
SHR077	S.C.R. Retail Systems, Kendal Road, Shrewsbury	Shrewsbury	3.04	91	1.22	An existing mixed use site encompassing protected employment land (Centurion Park) and residential area (Ambleside) with play area. Also includes area of freehold land - 3.91ha. Contains a range of employment buildings and employment uses. A portion of the site is available for redevelopment and there is a current application for further employment buildings on it. Site contains number of individual TPO's. Lies adjacent to Shrewsbury-Crewe rail line with group TPO on border with site.	To the west and north are employment uses; to the east are residential and retail; to the south is residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within the development boundary, however it is located within an area protected for employment development. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes (although given the value of this employment area, it is unlikely that the policy position would change) and suitable management of any physical, heritage and environmental constraints present. For instance consideration of the implications of loss of employment land in this location. As a brownfield site, suitable investigation and management may be required. There are a number of TPOs located on the site and in proximity to 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 in proximity to 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. Surrounding uses include a mix of residential and employment, this context will need to be considered in the design and layout of development.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary and is located within an area protected for employment development. The site is therefore an existing employment site with potential for redevelopment or intensification. Suitability of development is subject to appropriate management of any physical, heritage and environmental constraints present. For instance as a brownfield site, suitable investigation and management may be required. There are a number of TPOs located on the site and in proximity to 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 in proximity to 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. Surrounding uses include a mix of residential and employment, this context will need to be considered in the design, layout and type of employment development.
SHR080	Land at Oteley Road, Shrewsbury	Shrewsbury	1.08	32	0.43	Site lies N of Oteley Rd and adjacent Oteley Bungalow. Site bounded by Sutton Grange Drive to E, Meole Brace Golf Course to W, Sutton Nursery to N and Oteley Rd to S. Site currently in agricultural use bounded by established trees to S and W and by hedgerows to N and E. Flat site, with road frontage to Oteley Rd and vehicle access via Sutton Grange Drive. Pedestrian and cycle access via Oteley Rd.	New residential to E, municipal golf course to W, and agricultural to N	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary and forms part of the Shrewsbury South SUE. Therefore open market residential development is suitable in principle. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the need to provide an appropriate highway access using Sutton Grange Drive, approved by Highway Authority. The site is just within 300m of Grade 2* Listed Building - the Greek Orthodox Church, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 a prominent location and adjacent to residential dwellings and open space, therefore site design and layout must reflect this location.	Currently Suitable - Subject to Further Detailed Assessment	Although the site is allocated for residential development it is suitable in principle for employment development subject to satisfactory highway access and assessment and management of impact on heritage asset. The site is within 300m of Grade 2* LB so development is subject to an assessment of impact on the significance of the setting of the 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. The site is in a prominent location and adjacent to residential dwellings and open space, therefore site design, layout and the types of employment uses considered must reflect this location.
SHR081	Site at Wyle Cop, Shrewsbury	Shrewsbury	1.01	30	0.40	Brownfield site currently used as parking. There is some greenfield land on the site and a large portion of the site is available for redevelopment.	The site is in proximity to several listed buildings and is west of the river Severn. To the west and south of the site is mixed use development predominantly retail and residential	Not Suitable	The site is not currently suitable for residential development as the entire site is located within flood zone 2. Therefore the site would only be considered if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Furthermore, approximately 25% of the site is a natural/semi-natural open space. 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.	Not Suitable	The site is not currently suitable for employment development as the entire site is located within flood zone 2. Therefore the site would only be considered if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Furthermore, approximately 25% of the site is a natural/semi-natural open space. 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.

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
SHR074	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 comprises an identified allotment. 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.	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 comprises an identified allotment. 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.
SHR075X											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.
SHR076	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 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 would involve the loss of a natural / semi-natural open space and would only be considered if 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 ability to provide an access into the site is unclear. The site does not have a road frontage, being separated from Church Road by a wooded belt which is subject to TPO protection. There is potential for access through the Holy Trinity Church grounds, but it is unclear whether a suitable route exists and an agreement for such a route to be formed could be established - if an agreement could be reached the suitability of such an access would be subject to highway and conservation approval.	Rejected	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. However the site is not considered suitable for development as it would involve the loss of a natural / semi-natural open space and would only be considered if 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 ability to provide an access into the site is unclear. The site does not have a road frontage, being separated from Church Road by a wooded belt which is subject to TPO protection. There is potential for access through the Holy Trinity Church grounds, but it is unclear whether a suitable route exists and an agreement for such a route to be formed could be established - if an agreement could be reached the suitability of such an access would be subject to highway and conservation approval.
SHR077	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 achievable; and viable (subject to any further necessary viability assessment). Availability of the site 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 within an area protected for employment development. 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 implications of the loss of employment land, brownfield land issues, and the need to consider the sites setting. 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 located within the development boundary and is located within an area protected for employment development. The site is therefore an existing employment site with potential for redevelopment or intensification. Suitability of development is subject to appropriate management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. However the sites availability, achievability and viability are unknown. The site has long term potential, subject to confirmation of its availability, achievability and viability; suitable management of the physical, heritage and environmental constraints present; and the outcome of a visual impact and landscape sensitivity assessment.
SHR080	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.	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 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 in principle for employment development. 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR081	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 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 zone 2. Therefore the site would only be considered if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Furthermore, approximately 25% of the site is a natural/semi-natural open space. 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.	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 zone 2. Therefore the site would only be considered if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Furthermore, approximately 25% of the site is a natural/semi-natural open space. 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.

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
SHR083	Land at Sundorne Retail Park. (Current B&Q store)	Shrewsbury	2.48	74	0.99	An existing retail site. Currently contains B&Q store building and associated car parking.	Land north, east and west of the site is used for employment. There are residential buildings south of this site.	Not Suitable	Whilst the site is in the development boundary, it is predominantly 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	Whilst the site is in the development boundary, it is predominantly 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.
SHR084	Travis Perkins, Wood Street, Shrewsbury	Shrewsbury	2.74	82	1.10	Existing employment site - builders yard (Travis Perkins)	Residential land to the north and west of the site and open space to the south. Shrewsbury-Crewe rail line and sidings on E boundary.	Not Suitable	The site is not currently suitable for residential development as the entire site is located within flood zone 2 and/or 3. Therefore the site would only be considered 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 currently suitable for development as the entire site is located within flood zone 2 and/or 3. Therefore the site would only be considered if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere.
SHR085	Communications House, Harlescott Lane, Shrewsbury	Shrewsbury	1.46	44	0.58	Existing employment site (former BT dept. and offices). Road frontage and vehicle access with Harlescott Lane. Pedestrian and cycle access via Harlescott Lane. Established trees with TPO's on N boundary of site. Shrewsbury-Crewe rail line forms W boundary of site. Site in close proximity to level crossing on Harlescott Lane.	Employment land north, east and west of the site; residential land (off Kendall Road) to the south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Whilst the site is within the development boundary, it is a protected employment site therefore open market residential development in this location is contrary to policy. The site may have long term potential subject to appropriate policy changes (although given the value of this employment area, it is unlikely that the policy position would change) and management of any physical, heritage and environmental constraints present. For instance consideration of the implications of loss of employment land in this location. As a brownfield site, suitable investigation and management may be required. There are a number of TPOs located on the site and in proximity to 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 in proximity to 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. Surrounding uses are primarily employment based and this context will need to be considered in the design and layout of development. Surrounding uses include a mix of residential and employment, this context will need to be considered in the design and layout of development.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary and is located within an area protected for employment development. The site is therefore an existing employment site with potential for redevelopment or intensification. Suitability of development is subject to appropriate management of any physical, heritage and environmental constraints present. For instance as a brownfield site, suitable investigation and management may be required. There are a number of TPOs located on the site and in proximity to 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 in proximity to 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. Surrounding uses are primarily commercial, this context will need to be considered in the design, layout and type of employment development.
SHR086	Perkins, Lancaster Road, Shrewsbury	Shrewsbury	4.37	131	1.75	The site has been safeguarded for employment development and it is currently in employment use. Approximately 75% of the site is covered by built form (buildings and hard standing) the remaining 25% of the site is landscaped.	Character to south, east and west is predominantly residential. Character to the north is predominantly employment.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Whilst the site is within the development boundary, it is a protected employment site therefore open market residential development in this location is 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 consideration of the implications of loss of employment land in this location. The ability to provide an appropriate access into the site is subject to highway approval. As a brownfield site, suitable investigation and management may be required. There are a number of TPOs located on the site and in proximity to 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 in proximity to 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. Surrounding uses include a mix of residential and employment, this context will need to be considered in the design and layout of development.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary and is located within an area protected for employment development. The site is therefore an existing employment site with potential for redevelopment or intensification. Suitability of development is subject to appropriate management of any physical, heritage and environmental constraints present. For instance as a brownfield site, suitable investigation and management may be required. The ability to provide an appropriate access into the site is subject to highway approval. There are a number of TPOs located on the site and in proximity to 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 in proximity to 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. Surrounding uses include a mix of residential and employment, this context will need to be considered in the design, layout and type of employment development.
SHR088	Lidl Supermarket, Whitchurch Rd, Shrewsbury	Shrewsbury	0.66	20	0.26	Existing retail use (Lidl supermarket), bookmakers and associated car parking.	Employment to west and south of the site; residential land south and south-east, further retail; uses to N (Tesco)	Currently Suitable - Subject to Further Detailed Assessment	Site is within development boundary and so open market residential development is suitable in principle. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance surrounding uses include a mix of retail, residential and employment, this context will need to be considered in the design and layout of development. The site lies on a busy junction and in proximity of a level crossing, this will require due consideration. The site has an existing access, the ability of this access to serve alternative uses is subject to highway approval.	Currently Suitable - Subject to Further Detailed Assessment	Site is within development boundary and so employment development is suitable in principle. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance surrounding uses include a mix of retail, residential and employment, this context will need to be considered in the design and layout of development. The site lies on a busy junction and in proximity of a level crossing, this will require due consideration. The site has an existing access, the ability of this access to serve alternative uses is subject to highway approval.
SHR090X	77 Coton Hill	Shrewsbury	0.04	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
SHR083	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 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 almost entirely located within flood zone 2.	Rejected	The sites availability, achievability and viability is unknown. However the site is not considered suitable for development as it is almost entirely located within flood zone 2.
SHR084	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	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	Shropshire Council officers understand that the site is being actively considered for 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.	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 entirely within flood zone 2 and/or 3.	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 entirely within flood zone 2 and/or 3.
SHR085	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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.	Achievable	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). Availability of the site 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 within an area protected for employment development. 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 implications of the loss of employment land, brownfield land issues, and the need to consider the sites setting. 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 located within the development boundary and is located within an area protected for employment development. The site is therefore an existing employment site with potential for redevelopment or intensification. Suitability of development is subject to appropriate management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. However the sites availability, achievability and viability are unknown. The site has long term potential, subject to confirmation of its availability, achievability and viability; suitable management of the physical, heritage and environmental constraints present; and the outcome of a visual impact and landscape sensitivity assessment.
SHR086	Currently Available	Site subject to a pending outline Planning Application (16/04559/OUT) for the erection of 150 dwellings.	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). However the site is not currently suitable for development as it forms part of a protected employment site, 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 implications of the loss of employment land, brownfield land issues, and the need to consider the sites setting. 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 located within the development boundary and is located within an area protected for employment development. The site is therefore an existing employment site with potential for redevelopment or intensification. Suitability of development is subject to appropriate management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. However the sites availability, achievability and viability are unknown. The site has long term potential, subject to confirmation of its availability, achievability and viability; suitable management of the physical, heritage and environmental constraints present; and the outcome of a visual impact and landscape sensitivity assessment.
SHR088	Not Currently Available - Unlikely to become so	Shropshire Council Officers understand that the site is unlikely to become available for the relevant use.	Not Currently Available - Unlikely to become so	Shropshire Council Officers understand that the site is unlikely to become available for the relevant use.	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	It is understood that the site is unlikely to become available for development. The site is considered suitable, achievable; and viable (subject to any further necessary viability assessment) 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.	Long Term Potential - Subject to Further Detailed Assessment	It is understood that the site is unlikely to become available for development. Furthermore, the sites achievability and viability is unknown. The site is however considered suitable 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.
SHR090X											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
SHR093	Land to the east of Nobold Lane, Longden Road, Shrewsbury	Shrewsbury	7.96	239	3.18	Greenfield site predominantly flat currently in agricultural use for rough grazing. Bounded to W by Nobold La; to SE by Longden Rd; to N by Mousecroft Lane; and to E by allocated housing site (land off Longden Rd and Mousecroft La). E boundary of site defined by mature trees and established hedgerow along route of stream (seasonal?)	Residential land to the north and east; protected employment land south of the site; and agricultural land west of the site.	Not Suitable	The site lies adjacent to but outside the development boundary. As such open market residential development is contrary to policy. Furthermore the site has been subject to a landscape assessment to inform Planning Application 14/01983/OUT which indicated that this is a sensitive location and therefore unsuitable for development. The ability to provide an appropriate access to, into and through the site is subject to highway approval. The site lies between Shrewsbury and Nobold, which will require significant consideration. The site is located 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 also in proximity of Listed Buildings at Nobold and Conduit Head, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 lies adjacent to but outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site has been subject to a landscape assessment to inform Planning Application 14/01983/OUT which indicated that this is a sensitive location and therefore unsuitable for development. The ability to provide an appropriate access to, into and through the site is subject to highway approval. The site lies between Shrewsbury and Nobold, which will require significant consideration. The site is located 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 also in proximity of Listed Buildings at Nobold and Conduit Head, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
SHR096	Land at Coton Grange, Corporation Lane, Shrewsbury	Shrewsbury	18.22	547	7.29	Large irregular, undulating greenfield site outside development boundary containing several small buildings in N portion and including residential properties at S end on Benbow Close and Corporation Lane. Site access via Corporation Lane - substandard single track; no road frontage as such. Site bounded by Shrewsbury-Chester rail line to E, agricultural land/open space to W, old river bed to N; and residential properties off Coton Mount and Corporation Lane. Boundaries defined by hedgerow/field boundaries or residential properties.	Greenfield land surrounding site on north and western sides; residential land south of site.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site lies 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 management of the physical, heritage and environmental constraints present. For instance a small portion of site is within flood zone (north western boundary). The topography of the site may constrain development. The ability to provide an appropriate access into the site and impact of its development on the wider network require highway approval/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 a conservation area 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 lies 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 management of the physical, heritage and environmental constraints present. For instance a small portion of site is within flood zone (north western boundary). The topography of the site may constrain development. The ability to provide an appropriate access into the site and impact of its development on the wider network require highway approval/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 a conservation area 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.
SHR099	Land north east of Woodcote Way, Shrewsbury	Shrewsbury	1.36	41	0.54	Greenfield site outside but adjacent to development boundary. Site contains access road to allocated site Shrew 120 (Land east of Woodcote Way). Currently in agricultural use for arable/fodder crops. Has road frontage and existing access off Woodcote Way, pedestrian and cycle access also via Woodcote Way. Site has clearly defined boundaries SE, SW, NW but NE boundary is arbitrary line across field with no defining features. Site has slight fall SE-NW.	Agric use to NE, golf driving range to NW, residential to SW, schools (Wilfred Owen/Severdale) to SE.	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. Furthermore a small portion of site along its eastern boundary is located in flood zone 2 and/or 3, therefore this element of the site is not suitable as it 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. The remainder of 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 ability to provide an appropriate access is subject to highway approval. 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. 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 the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However a small portion of site along its eastern boundary is located in flood zone 2 and/or 3, therefore this element of the site is not suitable as it 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. The remainder of 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 ability to provide an appropriate access is subject to highway approval. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in a primarily residential area which will have implications for the form of employment development that would be considered appropriate.
SHR100	Land north of Shelton Lane, Shrewsbury	Shrewsbury	8.74	262	3.50	Elongated linear site N of Shelton Lane adjacent to river Severn including land N of Bryn Rd/The Mount. Greenfield site outside but adjacent to development boundary. Linear element of site is currently scrub woodland, larger portion N of Bryn Rd is currently open space/agricultural use - grazing. Highway access and road frontage off Shelton Lane. Boundaries of site clearly defined by River Severn, Shelton Lane and residential properties off Bryn Rd. Site includes element of flood zone and is adjacent to River Severn LWS	Agricultural land to the north and east; the Severn is north of the site. Residential land south and west.	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. Furthermore, much of the linear element of the site that runs parallel to the River Severn 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 management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access into the various elements of the site/through 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 partially located within a conservation area and the remainder of the site is in proximity of a conservation area. 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. The site is also in adjacent to 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 the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However a small portion of site along its eastern boundary is located in 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 management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access into the various elements of the site/through 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 partially located within a conservation area and the remainder of the site is in proximity of a conservation area. 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. The site is also in adjacent to 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.
SHR101X	Land adj. Red Barn Lane, Shrewsbury	Shrewsbury	0.13	N/A	N/A						
SHR103	Shrewsbury Cricket Club, London Road, Shrewsbury	Shrewsbury	2.46	74	N/A	Site currently used as a cricket ground with associated car parking and club house, changing rooms, practice facilities etc. Greenfield site within development boundary. If site is to be developed suitable alternative site must be provided. Site has road frontage and access off London Rd, pedestrian and cycle access via London Rd and established network. Clearly defined boundaries with surrounding residential properties and London Rd.	Emstrey Crematorium is northeast of the site. Land north, west and south of the site is residential.	Not Suitable	Predominantly greenfield site. However, the majority of the site is 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.	Not Suitable	Development of this site would damage the amenity of the local people due to the loss of outdoor sport facilities. Therefore development should only proceed if a suitable alternative facility is brought forward.

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
SHR093	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 this matter. 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 currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. Furthermore the site has been subject to a landscape assessment to inform Planning Application 14/01983/OUT which indicated that this is a sensitive location and therefore unsuitable for development. The ability to provide an appropriate access to, into and through the site is subject to highway approval. The site lies between Shrewsbury and Nobold, which will require significant consideration.	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. The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore the site has been subject to a landscape assessment to inform Planning Application 14/01983/OUT which indicated that this is a sensitive location and therefore unsuitable for development. The ability to provide an appropriate access to, into and through the site is subject to highway approval. The site lies between Shrewsbury and Nobold, which will require significant consideration.
SHR096	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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.	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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 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. 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 topography and highway considerations. 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. 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 topography and highway considerations. 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.
SHR099	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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.	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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 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 currently contrary to policy. Furthermore, a small portion of site along its eastern boundary is located in flood zone 2 and/or 3, therefore this element of the site is not suitable as it 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. 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. As the site is located outside the development boundary in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small portion of site along its eastern boundary is located in flood zone 2 and/or 3, therefore this element of the site is not suitable as it 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. The remainder of 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.
SHR100	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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, much of the linear element of the site that runs parallel to the River Severn 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 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 highways access, traffic impact, impact on environmental designations and 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. However, much of the linear element of the site that runs parallel to the River Severn 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 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. Such constraints include highways access, traffic impact, impact on environmental designations and heritage assets. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR101X											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.
SHR103	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 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 suitable for development as the majority of the site is 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.	Rejected	The sites 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 is not suitable for development as the majority of the site is 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.

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
SHR104	Land North of A5/A458 Welshpool Road Roundabout, Shrewsbury	Shrewsbury	3.30	99	1.32	Greenfield site in agricultural use, to the north of the proposed route of the Oxon Link Road and the Shrewsbury West Sustainable Urban Extension. The site abuts properties within the settlement of Calcott to the north.	Character to the south is currently agricultural, however this land is allocated for development. Character to the east is agricultural/leisure (caravan site). Character to the west is agricultural. Character to the north is mixed residential and agricultural.	Not Suitable	The site is located adjacent to but outside the development boundary. As such open market residential development is contrary to policy. Furthermore, the implications on the loss of the gap between Shrewsbury and Calcott would require consideration. The site would be located to the north of the proposed route of the Oxon Link Road, which would create a level of separation from the settlement of Shrewsbury, which would require due consideration. The land is also proposed as open space within the wider Shrewsbury West SUE, which may be the most appropriate use of this site and if provided as such then 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 the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the implications on the loss of the gap between Shrewsbury and Calcott would require consideration. The site would be located to the north of the proposed route of the Oxon Link Road, which would create a level of separation from the settlement of Shrewsbury, which would require due consideration. The land is also proposed as open space within the wider Shrewsbury West SUE, which may be the most appropriate use of this site and if provided as such then 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.
SHR105	Golf Course, Oteley Road, Shrewsbury	Shrewsbury	35.41	1062	14.16	Site on S edge of town within development boundary. Currently municipal golf course. Site bisected by Shrewsbury - Ludlow rail line and A5112 Hazeldine Way. Managed golf course appearance with parcel on E edge of site in agricultural use. Rea Brook forms N boundary and also runs through site - Local Nature Reserve. Site contains number of mature trees and established hedgerows. Site boundaries are clearly defined by Rea Brook to N and W by B4380 Oteley Rd to S and with Sutton Grange to E. Road frontage to B4380 access to existing established footpath links. Shropshire Way long distance path follows Rea Brook LNR and other PROWs across site. Relatively flat site with some undulations but steep river terrace on NW boundary.	Residential to W N and E. Agric to E. S B4380 and Meole Brace retail park, STFC football stadium and mixed agricultural land. SW is a fitness gym and pitch and putt site.	Not Suitable	Greenfield site within development boundary. However, much of the site consists of identified open spaces (outdoor sports facilities, natural/semi-natural open space and amenity green space). Development on these elements 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. Furthermore, the site contains part of and is in proximity to other parts of the Rea Brook Local Nature Reserve, consequently development on and within an appropriate buffer of these elements of the site are likely to lead to a significant adverse effect the designated site and as such is contrary to policy. The site also 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 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	Site is suitable in principle for development subject to appropriate management of any physical, heritage and environmental constraints. Specifically assessment of environmental and amenity impacts, provision of a satisfactory highway access supported by a transport impact assessment, appropriate buffering of the local nature reserve and community consultation due to significant size and loss of amenity. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site contains Rea Brook Local Nature Reserve. Consequently this area and an appropriate buffer of this are unsuitable for development or it would likely lead to a significant adverse effect on locally designated site(s) and as such is contrary to policy. Elements of the site are therefore unsuitable for development. Development is also 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. The site is considered suitable for development in relation to this matter, subject to these safeguarding measures being deemed acceptable.
SHR106	Land to rear of 57 Porthill Rd, Porthill, Shrewsbury	Shrewsbury	0.40	12	0.16	Site to S of Porthill Shrewsbury adjacent to NW corner Shrewsbury School. Site within development boundary and conservation area. Currently used as informal recreation and open space. Clearly defined boundary with residential properties to N and W and Shrewsbury School playing fields to d E. boundary of mixed trees and hedgerows. Flat site no issues with topography. Access not clear - depends on site ownership potential onto Porthill or Roman Rd - no road frontage as such. Pedestrian access via existing established links.	Residential properties to N and W open aspect of Shrewsbury School sports fields to W and S.	Not Suitable	Greenfield site within development boundary - no policy restrictions. However the sites does not appear to have a road frontage, therefore the ability to provide an appropriate access is unclear, any proposed access would be subject to highway approval. If an appropriate vehicular access can be established, the suitability of the site is subject to appropriate policy changes and the management of any other physical, heritage and environmental constraints. For instance there are established trees/hedgerows along site boundaries which will require due consideration. The site is within Conservation Area, therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm to or a total loss of significance of the 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. The site is also within proximity of TPOs, consequently 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. The site is considered suitable for development in relation to this matter, subject to these safeguarding measures being deemed acceptable. 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 Suitable	Greenfield site within development boundary - no policy restrictions. However the sites does not appear to have a road frontage, therefore the ability to provide an appropriate access is unclear, any proposed access would be subject to highway approval. If an appropriate vehicular access can be established, the suitability of the site is subject to appropriate policy changes and the management of any other physical, heritage and environmental constraints. For instance there are established trees/hedgerows along site boundaries which will require due consideration. The site is within Conservation Area, therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm to or a total loss of significance of the 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. The site is also within proximity of TPOs, consequently 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. The site is considered suitable for development in relation to this matter, subject to these safeguarding measures being deemed acceptable. 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.
SHR109	Land at Cross Hill, Shrewsbury (West of Cross Hill Farm; North of Hencott Farm; East of Railway)	Shrewsbury	50.74	1522	20.30	Large area of agricultural land to W of and separated from development boundary. Adjoining Shrewsbury - Chester rail line south of Hencott Pool SSSI/Ramsar/LWS. No obvious access or road frontage. W boundary with rail line; S boundary with track to Hencote Farm; E and N boundary comprise hedgerow and trees with adjacent agricultural land. Veteran trees also present on site.	Agricultural. Hencott Pool SSSI/Ramsar site adjacent to N.	Not Suitable	The site is outside and separated from the development boundary. As such, open market residential development is contrary to policy. The site also contains a small portion of the Hencott Pool - SSSI, Ramsar Site and Local Wildlife Site, therefore 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 and unsuitable for development. Furthermore, the site is separated from the built form of the settlement by agricultural fields; and the site does not have a road frontage as a result the site in isolation is unsuitable for development. However, the site (excluding that which contains Hencott Pool and an appropriate buffer) may have long term potential as part of a comprehensive development in this location (which would provide greater links to the built form of the settlement and road access) subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the SAMDev Plan stipulates that "The Council recognises that land off Ellesmere Road could be a potential long term direction for growth for the town, but considers that such growth should be linked with the delivery of the Relief Road. The scope for significant developments in that area is particularly affected by the need for the road as, cumulatively, development would have adverse traffic impacts on this major approach to the town centre", these concerns remain, therefore any development in this location is subject to highway constraints which are only likely to be addressed through the construction of the North West Relief Road (this particular site is crossed by the line of this proposed relief road). Furthermore, as the site is in proximity of a Ramsar Site the development is subject to an appropriate assessment under the Habitats Regulations. As the site is in proximity of several sites with SSSI designation, 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. As the site is in proximity of several Local Wildlife Sites, 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 also contains a number of veteran trees and trees subject to TPO protection, it is also in proximity of further veteran trees and 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.	Not Suitable	The site is outside and separated from the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site also contains a small portion of the Hencott Pool - SSSI, Ramsar Site and Local Wildlife Site, therefore 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 and unsuitable for development. Furthermore, the site is separated from the built form of the settlement by agricultural fields; and the site does not have a road frontage as a result the site in isolation is unsuitable for development. However, the site (excluding that which contains Hencott Pool and an appropriate buffer) may have long term potential as part of a comprehensive development in this location (which would provide greater links to the built form of the settlement and road access) subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the SAMDev Plan stipulates that "The Council recognises that land off Ellesmere Road could be a potential long term direction for growth for the town, but considers that such growth should be linked with the delivery of the Relief Road. The scope for significant developments in that area is particularly affected by the need for the road as, cumulatively, development would have adverse traffic impacts on this major approach to the town centre", these concerns remain, therefore any development in this location is subject to highway constraints which are only likely to be addressed through the construction of the North West Relief Road (this particular site is crossed by the line of this proposed relief road). Furthermore, as the site is in proximity of a Ramsar Site the development is subject to an appropriate assessment under the Habitats Regulations. As the site is in proximity of several sites with SSSI designation, 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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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
SHR104	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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. However the site is not considered suitable for open market residential development as it is located in the countryside outside of the Shrewsbury development boundary. Furthermore, the implications on the loss of the gap between Shrewsbury and Calcott would require consideration. The site would be located to the north of the proposed route of the Oxon Link Road, which would create a level of separation from the settlement of Shrewsbury, which would require due consideration. The land is also proposed as open space within the wider Shrewsbury West SUE, which may be the most appropriate use of this site and if provided as such then 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	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 work. However the site is only suitable for employment which is considered to be small scale rural enterprise and diversification schemes. Furthermore, the implications on the loss of the gap between Shrewsbury and Calcott would require consideration. The site would be located to the north of the proposed route of the Oxon Link Road, which would create a level of separation from the settlement of Shrewsbury, which would require due consideration. The land is also proposed as open space within the wider Shrewsbury West SUE, which may be the most appropriate use of this site and if provided as such then 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.
SHR105	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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. However, the site is not considered suitable for development as much of the site consists of identified open spaces (outdoor sports facilities, natural/semi-natural open space and amenity green space). Development on these elements 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. Furthermore, the site contains part of and is in proximity to other parts of the Rea Brook Local Nature Reserve, consequently development on and within an appropriate buffer of these elements of the site are likely to lead to a significant adverse effect the designated site and as such is contrary to policy.	Rejected	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 work. However, the site is not considered suitable for development as much of the site consists of identified open spaces (outdoor sports facilities, natural/semi-natural open space and amenity green space). Development on these elements 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. Furthermore, the site contains part of and is in proximity to other parts of the Rea Brook Local Nature Reserve, consequently development on and within an appropriate buffer of these elements of the site are likely to lead to a significant adverse effect the designated site and as such is contrary to policy.
SHR106	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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. However the site is not considered suitable for development as it does not appear to have a road frontage, therefore the ability to provide an appropriate access is unclear, any proposed access would be subject to highway approval. If an appropriate vehicular access can be established, the suitability of the site is subject to appropriate policy changes and the management of any other physical, heritage and environmental constraints.	Rejected	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 work. However the site is not considered suitable for development as it does not appear to have a road frontage, therefore the ability to provide an appropriate access is unclear, any proposed access would be subject to highway approval. If an appropriate vehicular access can be established, the suitability of the site is subject to appropriate policy changes and the management of any other physical, heritage and environmental constraints.
SHR109	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	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 promoted 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.	Rejected	The site is considered to likely become available; viable and achievable (subject to any further necessary viability assessment). However the site is not considered suitable in isolation for development as the site is separated from the built form of the settlement by agricultural fields; and the site does not have a road frontage as a result the site in isolation is unsuitable for development. Furthermore, the site contains part of the Hencott Pool SSSI/Ramsar/Local Wildlife Site, therefore 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 and unsuitable for development. Additionally, any development in this location is subject to highway constraints which are only likely to be addressed through the construction of the North West Relief Road.	Rejected	The site is considered to likely become available; viable and achievable (subject to any further necessary viability assessment). However the site is not considered suitable in isolation for development as the site is separated from the built form of the settlement by agricultural fields; and the site does not have a road frontage as a result the site in isolation is unsuitable for development. Furthermore, the site contains part of the Hencott Pool SSSI/Ramsar/Local Wildlife Site, therefore 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 and unsuitable for development. Additionally, any development in this location is subject to highway constraints which are only likely to be addressed through the construction of the North West Relief Road.

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
SHR110	Land at Mytton Oak Road, Shrewsbury	Shrewsbury	9.16	275	3.66	Irregular elongated site to W but adjacent to development boundary. Adjacent to existing allocate site SHREW030/R (land at Bowbrook) in agricultural use - grazing. Flat site with some undulations. No road frontage or highways access obvious, no links to existing pedestrian network. Boundaries on all sides comprised trees and hedgerows not clearly defined with adjacent fields.	Agricultural land and buildings. E is allocated housing site.	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. 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 ability to provide an appropriate access into the site is unclear. The suitability of any proposed access is subject to highway approval. Furthermore the mature trees and established hedgerows would need to be appropriately managed. Many of these trees are 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 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 located outside the development boundary 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 subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access into the site is unclear. The suitability of any proposed access is subject to highway approval. Furthermore the mature trees and established hedgerows would need to be appropriately managed. Many of these trees are 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 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.
SHR111	Land at Monkmoor Road, Shrewsbury	Shrewsbury	2.14	64	0.86	Outside but adjacent to development boundary on E edge of town in loop of river Severn adjacent to Monkmoor sewage works. Site is possibly 'made' land from previous sewage treatment and cannot be used for agriculture. Site is currently scrub land with some established trees on W and E boundaries. S portion of site contains existing buildings relating to treatment plant. Boundaries clearly defined to W by access road; N by residential properties and Monkmoor Farm buildings and S by remaining treatment works buildings; E boundary to adjoining scrub land not clearly defined. Site does not have road frontage and access via treatment works access road which is in turn accessed via narrow lane off the end of Monkmoor Rd.	To E further scrub land - possibly treated; N residential properties and Monkmoor Farm industrial estate buildings; W protected employment land and N edge of Hamilton Drive residential properties.	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 250m of two Wildlife Sites. 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. 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 within 250m of two Wildlife Sites. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
SHR115	Land adj. Longden Road, Shrewsbury	Shrewsbury	0.72	21	0.29	Linear site dropping down from Longden Rd to Rad Brook valley along E edge of public footpath (the 'Cinder Track'). Currently vacant site - informal scrub woodland part of extensive wooded area along valley floor. Boundaries clearly defined to W with Kingsland Grange Prep School; to E with public footpath; to S with residential property (144 Longden road) and to N with residential properties on Kennedy Rd. No road access or road frontage; pedestrian access via public footpath onto established links on Kennedy Rd or Longden rd.	Surrounded by similar parcels of wooded scrub land and School playing fields to W; and Rad Brook to N.	Not Suitable	Site not suitable for development because there is no possible access. The northern element 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 located within a conservation area, therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm or a total loss of significance of the 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. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a Local Wildlife Site, therefore development is subject to an assessment of impact on the locally designated site(s) within proximity of the 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 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.	Not Suitable	Site not suitable for development because there is no possible access. The northern element 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 located within a conservation area, therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm or a total loss of significance of the 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. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a Local Wildlife Site, therefore development is subject to an assessment of impact on the locally designated site(s) within proximity of the 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 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.
SHR116	Land adj. Longden Road, Shrewsbury	Shrewsbury	0.79	24	0.32	Linear site dropping down from Longden Rd to Rad Brook valley along W edge of public footpath (the 'Cinder Track'). Currently vacant site - informal scrub woodland part of extensive wooded area along valley floor. Boundaries clearly defined to W with residential property; to W with public footpath; to S with residential properties along Longden road and to N with residential properties on Kennedy Rd/Beehive Lane. No road access or road frontage; pedestrian access via public footpath onto established links on Kennedy Rd or Longden rd.	Surrounded by similar parcels of wooded scrub land and residential properties to E and S; and Rad Brook to N.	Not Suitable	Site not suitable for development because there is no possible access. The northern element 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 located within a conservation area, therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm or a total loss of significance of the 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. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a Local Wildlife Site, therefore development is subject to an assessment of impact on the locally designated site(s) within proximity of the 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 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.	Not Suitable	Site not suitable for development because there is no possible access. The northern element 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 located within a conservation area, therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm or a total loss of significance of the 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. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a Local Wildlife Site, therefore development is subject to an assessment of impact on the locally designated site(s) within proximity of the 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 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.
SHR117	Former Leoni Premises, Arlington Way, Shrewsbury	Shrewsbury	0.62	19	0.25	Within development boundary and in protected employment zone existing employment building currently in use as D2 - gym. Part of Sundorne Trade Park to E of B&Q and The Range retail stores. Boundaries clearly defined by neighbouring retail/trade and industrial units. Vehicle access and road frontage via Henley Way; pedestrian access via Henley Way and Arlington Way to established networks on Battlefield Way.	Industrial/trading Estate.	Not Suitable	The site is located within part of a protected employment site, therefore open market residential development is contrary to policy. Furthermore the site is almost entirely 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 within part of a protected employment site, therefore employment uses are suitable in principle. However the site is almost entirely 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 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.

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
SHR110	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 satisfactory highways 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	The sites availability, achievability and viability is 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 satisfactory highways access. 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR111	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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.	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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 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 two Wildlife Sites.	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 proximity to two Wildlife Sites.
SHR115	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 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 no road frontage or obvious access.	Rejected	The site availability, achievability and viability are unknown. However the site is not considered suitable for development as there is no road frontage or obvious access.
SHR116	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 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 no road frontage or obvious access.	Rejected	The site availability, achievability and viability are unknown. However the site is not considered suitable for development as there is no road frontage or obvious access.
SHR117	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 (subject to any further necessary viability assessment). Its availability and achievability are unknown. However the site is not considered suitable for open market residential development as it is located within part of a protected employment site and almost entirely within flood zones 2 and/or 3.	Rejected	The sites availability, achievability and viability are unknown. As the site is located within part of a protected employment site, employment uses are suitable in principle. However the site is almost entirely 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.

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
SHR120	The Sentinel Works, Whitchurch Road, Shrewsbury	Shrewsbury	3.50	105	1.40	The site has been safeguarded for employment development and it is currently in employment use. The entirety of the site is covered by built form (buildings and hard standing).	Character to north and east is predominantly residential. Character to the south is retail (large supermarket and its car-park). Character to the west is employment/commercial.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is a protected employment site and in active use. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance loss of employment land. Brownfield land related issues. The site itself contains buildings that are likely to have historic merit. 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.	Currently Suitable - Subject to Further Detailed Assessment	The site is a protected employment site and in active use. The use of the site for alternative employment is suitable in principle. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site itself contains buildings that are likely to have historic merit. Brownfield land related issues. 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.
SHR121	Land off Castle Foregate, Shrewsbury	Shrewsbury	2.36	71	0.94	Within development boundary and in protected employment zone existing employment buildings currently in use as employment, rail depot and coal yard, parking and additional storage. Bounded by Shrewsbury Crewe rail line to E; Bagley Brook, timber yard, residential and Bagley social club to W; further employment land to S; and vacant rail land to N. Road access via Castle Foregate; pedestrian access via established links from Castle Foregate. No trees or hedgerows on site. Within flood zone of Bagley Brook	Employment land, railway line and associated land, new residential development on Greenfields Gardens and Bagley Social Club.	Not Suitable	Whilst the site is within the development boundary much of it is within a protected employment site. Therefore open market residential development on the site is contrary to policy. Furthermore much 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 within the development boundary and much of it is a protected employment site. Therefore the site is suitable in principle for employment use. However, much 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.
SHR123	Land off Pritchard Way, Shrewsbury	Shrewsbury	0.58	17	0.23	Site adjacent to roundabout at Old Potts Way and Pritchard Way. Accessed via track off Reabrook Ave but access maybe in alternative ownership, no other road frontage pedestrian access possible onto Pritchard Way. Site bounded by residential properties to SW and SE: by recreation ground to W and Old Potts Way and Pritchard Way to N and E. Site is open space and part of Reabrook Local nature Reserve, currently grassed area bounded by trees and hedgerows	Residential and other open space/recreational space	Not Suitable	The site is entirely within Reabrook Local Nature reserve. Consequently open market residential development is likely to lead to a significant adverse effect on locally designated site(s) and as such is contrary to policy. Furthermore the ability to provide an appropriate access due to the sites location adjacent to the Reabrook Roundabout is unclear and subject to highway approval. Site is within proximity of 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 entirely within Reabrook Local Nature reserve. Consequently employment development is likely to lead to a significant adverse effect on locally designated site(s) and as such is contrary to policy. Furthermore the ability to provide an appropriate access due to the sites location adjacent to the Reabrook Roundabout is unclear and subject to highway approval. Site is within proximity of 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.
SHR124X	Land off Long Meadow Drive	Shrewsbury	0.18	N/A	N/A						
SHR126	Land off St Michaels Street and New Park Road, Shrewsbury	Shrewsbury	0.67	20	0.27	Brownfield site in central location. Currently in use as agricultural machinery and plant hire operation including offices and storage. Site comprises steel framed storage buildings, tarmacked storage areas behind Victorian brick frontage. Site has road and pedestrian access off New Park Road and additional road frontage onto St Michaels Street. Boundaries clearly defined by neighbouring uses, surrounding area is mix of employment, commercial and residential uses.	Mix of employment, commercial and residential uses. Line of old Shrewsbury- Newport Canal on E boundary of site.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Whilst the site is located within the development boundary, the site is protected for employment. As such open market residential development is contrary to policy. The site may have long term potential subject to appropriate changes to policy and management of any physical, heritage and environmental constraints present. For instance loss of employment land. Brownfield land related issues. The site is located within conservation area and in proximity to listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 within the development boundary and protected employment area - so suitable in principle for employment use. Suitability is subject to management of any physical, heritage and environmental constraints present. For instance loss of employment land. Brownfield land related issues. The site is located within conservation area and in proximity to listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
SHR127	Industrial Unit, Monkmoor Trading Estate, Shrewsbury	Shrewsbury	0.91	27	0.37	Brownfield site in employment use. Not in protected employment zone but application refused and appeal dismissed for residential use in 2017. Various occupiers frontage is carpet sales and showroom. Boundaries clearly defined by surrounding property both employment, retail and residential. Site has frontage and road/pedestrian access via Monkmoor Rd and potentially via Conway.	Predominantly residential but site also adjoins protected employment site to N and retail to S.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within the development boundary. However the site has been refused at appeal (Feb 2017) for residential use to protect non-designated heritage asset and maintain existing business use. The site may have long term potential subject to appropriate management of the physical, heritage and environmental constraints present. For instance assessment/retention of non-designated heritage assets and loss of employment.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary and in use for commercial purposes. Therefore employment uses on the site are suitable in principle. Suitability is subject to appropriate management of the physical, heritage and environmental constraints present.

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
SHR120	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	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). However the site is not currently suitable for development as it is a protected employment site, 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 loss of employment land and the fact that the site itself contains buildings that are likely to have historic merit. 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 assessments. The site is considered a suitable location for employment (and is currently in active use) as it is a protected employment site, 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. For instance the site itself contains buildings that are likely to have historic merit. The site has long term potential subject to confirmation of its availability, achievability and viability.
SHR121	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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. However the site is not considered suitable for open market residential development as much of the site is located within a protected employment site and much 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.	Rejected	The site availability, achievability and viability is unknown. Whilst much of the site is a protected employment site and is therefore suitable in principle for employment use, much of the site is also 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.
SHR123	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 achievable and viable (subject to any further necessary viability assessment). Its availability is unknown. However the site is not considered suitable for development as this would result in the loss of part of a Local Nature Reserve.	Rejected	The site availability, achievability and viability are unknown. However the site is not considered suitable for development as this would result in the loss of part of a Local Nature Reserve.
SHR124X											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.
SHR126	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 a protected employment site, 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 brownfield land related issues. 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	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.
SHR127	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	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. 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 open market residential development this form of development has recently (Feb 2017) been refused at appeal to protect non-designated heritage asset and maintain existing business uses. 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	The sites 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 is considered suitable for employment development. Suitability 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.

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
SHR131	Fire Station, St Michaels Street, Shrewsbury	Shrewsbury	0.76	23	0.30	Current operational fire station and HQ. Comprising offices, accommodation, garaging, storage, training, maintenance etc. Redeveloped/refurbished in 2010/11. Road frontage onto Crewe St and St Michaels St - pedestrian and vehicle access via Crewe St. Boundaries clearly defined by surrounding streets and neighbouring properties. Shrewsbury-Crewe rail line to W.	Mixed use area - residential, retail and employment use.	Currently Suitable - Subject to Further Detailed Assessment	Brownfield site within development boundary no policy restrictions in principle. Suitability is however subject to appropriate management of any physical, heritage and environmental constraints present. For instance the suitability of the existing access to serve the redevelopment of the site would be subject to highway approval. As a brownfield site, site investigation/mitigation may be required. The site also adjoins conservation area and listed building, therefore development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 no policy restrictions in principle. Suitability is however subject to appropriate management of any physical, heritage and environmental constraints present. For instance the suitability of the existing access to serve the redevelopment of the site would be subject to highway approval. As a brownfield site, site investigation/mitigation may be required. The site also adjoins conservation area and listed building, therefore development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
SHR132	Morris Oil Works, St Michaels Street, Shrewsbury	Shrewsbury	1.88	56	0.75	Current Morris Lubricants depot and offices. 2-3 storey brick buildings within conservation area. Site also includes Plough Public House, 2x takeaways and Dentist. Boundaries completely defined and set by adjoining properties, Castle Foregate to W, New Park Road to N and Beacall's Lane to E. Road frontage onto Castle Foregate but alternative access available via New Park rd. Pedestrian access via Castle Foregate and New park road to existing established links.	Mixed use area	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within the development boundary but is protected for employment use. Therefore open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the loss of key employment land. It is a brownfield site with potential contamination. 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 contains a listed building; is in conservation area; and within proximity of scheduled monument (Shrewsbury castle), 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. A small portion of the site is located within and the remainder of the site is in proximity of an air quality management area.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary and is protected for employment use. Therefore employment uses on the site are suitable in principle. Suitability is subject to appropriate management of any physical, heritage and environmental constraints. For instance it is a brownfield site with potential contamination. 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 contains a listed building; is in conservation area; and within proximity of scheduled monument (Shrewsbury castle), 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. A small portion of the site is located within and the remainder of the site is in proximity of an air quality management area.
SHR134	GPO Main Sorting Office, St Michaels Street, Shrewsbury	Shrewsbury	1.78	53	0.71	Edge of town centre site currently occupied by main Post office sorting office, car park, Britannia Inn and Buttermarket night club. Sorting office 2-3 storey late C20th brick built with modern steel clad maintenance and machinery depot buildings. Buttermarket Grade 2 listed building originally at terminal of canal. Whole site has previous industrial heritage from 19th and 20th century railway uses. Boundaries clearly defined by surrounding streets and neighbouring properties; Howard St to S, Beacall's Lane to E, Castle Foregate to W and Morris Lubricants site (SHR132) to N. Vehicle access currently via Howard St, pedestrian access also via castle Foregate.	Mixed use area including employment, retail and residential - on edge of town centre.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within the development boundary but much of the site is protected for employment use. Therefore open market residential development is contrary to policy. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the loss of key employment land. It is a brownfield site with potential contamination. 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 contains a listed building; is in conservation area; and within proximity of scheduled monument (Shrewsbury castle), 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. A small portion of the site is located within and the remainder of the site is in proximity of an air quality management area.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary and much of it is protected for employment use. Therefore employment uses on the site are suitable in principle. Suitability is subject to appropriate management of any physical, heritage and environmental constraints. For instance it is a brownfield site with potential contamination. 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 contains a listed building; is in conservation area; and within proximity of scheduled monument (Shrewsbury castle), 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. A small portion of the site is located within and the remainder of the site is in proximity of an air quality management area.
SHR137X	White Mist, 6 Dunedin Drive	Shrewsbury	0.19	N/A	N/A						
SHR138X	2-5 Bridge Street	Shrewsbury	0.01	N/A	N/A						
SHR139	County Divisional Surveyors Office, Shrewsbury	Shrewsbury	1.09	33	0.44	Peripheral location within development boundary 50% currently occupied by Arrow County Supplies and Arrow House offices and associated car parking; remaining 50% vacant site former builders merchants. Road frontage onto Longden road and access via industrial estate distributor road. Boundaries poorly defined with Council maintenance depot to E but otherwise clearly defined by adjoining property and Longden Rd. established trees on road frontage.	Established employment site with employment and commercial uses opposite allocated housing site currently under construction.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within the development boundary but much of the site is protected for employment use. Therefore open market residential development is contrary to policy. However, the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance, loss of employment. It is a brownfield site, which will require appropriate consideration. The site is within proximity of 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 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	Suitable for continuation of employment 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
SHR131	Not Currently Available - Unlikely to become so	Site is currently operational fire station and headquarters of Fire Service. Considered at present unlikely to become available.	Not Currently Available - Unlikely to become so	Site is currently operational fire station and headquarters of Fire Service. Considered at present unlikely to become 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 suitable, achievable and viable (subject to any further necessary viability assessment). Suitability is subject to appropriate 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. However the site is not considered available for development as it is currently an operational fire station and headquarters of Fire Service.	Rejected	The site is considered suitable, achievable and viable (subject to any further necessary viability assessment). Suitability is subject to appropriate 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. However the site is not considered available for development as it is currently an operational fire station and headquarters of Fire Service.
SHR132	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 protected employment land; 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 listed building and is within a conservation area; loss of employment; presence of a small part of the site within and the remainder of the site in proximity of an AQMA; and brownfield land issues including potential contamination. 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	The sites availability, achievability and viability is unknown, where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is however considered suitable for employment development 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 the site contains a listed building and is within a conservation area; presence of a small part of the site within and the remainder of the site in proximity of an AQMA; and brownfield land issues including potential contamination. The sites long term potential is therefore subject to confirmation of its availability, achievability and viability; and confirmation of its suitability. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR134	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 much of the site is located in protected employment land; 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 listed building and is within a conservation area; loss of employment; presence of a small part of the site within and the remainder of the site in proximity of an AQMA; and brownfield land issues including potential contamination. 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	The sites availability, achievability and viability is unknown, where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is however considered suitable for employment development 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 the site contains a listed building and is within a conservation area; presence of a small part of the site within and the remainder of the site in proximity of an AQMA; and brownfield land issues including potential contamination. The sites long term potential is therefore subject to confirmation of its availability, achievability and viability; and confirmation of its suitability. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR137X											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.
SHR138X											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.
SHR139	Currently Available	Site is being actively marketed. 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	Site is being actively marketed. 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 has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 open market residential development as it is located in protected employment land. 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.	Accepted - Subject to Further Detailed Assessment	The site is considered available, achievable and viable. The site is also considered suitable in principle for employment development. Suitability 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.

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
SHR140	Barnabas Church Centre, Belle Vue, Shrewsbury	Shrewsbury	0.31	9	0.13	Brownfield site currently occupied by Barnabas Church and hall with associated car parking. Boundaries clearly defined - River Severn to rear forms N boundary, Longden Rd forms S boundary, E&W boundaries with adjoining properties. Site has road frontage and vehicle access onto Longden Rd; pedestrian access via Longden Rd.	Surrounding uses are a mix of residential and commercial.	Not Suitable	Brownfield site within development boundary. 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. The site is also located within a Conservation Area and within proximity of various listed buildings and a Scheduled Monument (Shrewsbury Abbey), 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 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. 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 Suitable	Brownfield site within development boundary. 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. The site is also located within a Conservation Area and within proximity of various listed buildings and a Scheduled Monument (Shrewsbury Abbey), 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 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. 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.
SHR141X	13 Underdale Road	Shrewsbury	0.05	N/A	N/A						
SHR142	Nobold Glebe, Shrewsbury	Shrewsbury	3.19	96	1.28	Large irregular site - single field in agricultural use (currently grass/silage) existing barn at southern corner of site. Outside but adjoining development boundary. Boundaries well defined by rail line to E, Longden Road to W, Washford Rd to S and residential properties (Sweetlake cottages) and Longden Rd industrial estate to N. Established hedgerow and trees along all boundaries. Road frontage onto Longden and Washford Roads location of current access not clear. Site largely flat but with slight upward slope N-S.	Mix of agricultural land to S and W - urban area to N - residential and Longden Rd business park and residential estate development to E - Meole Brace.	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. The site may have long term potential subject to appropriate changes to policy and management of any physical, heritage and environmental constraints. For instance access is limited onto Longden Road and Washford Road, suitability of any proposed access into the site is subject to highway approval. The site forms the majority of the gap between Shrewsbury and Nobold, which 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 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 also contains and is within proximity of a number of TPO's, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. Surrounding uses include dwellings and employment units, this setting will require due consideration.	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 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 policy and management of any physical, heritage and environmental constraints. For instance access is limited onto Longden Road and Washford Road, suitability of any proposed access into the site is subject to highway approval. The site forms the majority of the gap between Shrewsbury and Nobold, which 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 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 also contains and is within proximity of a number of TPO's, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. Surrounding uses include dwellings and employment units, this setting will require due consideration.
SHR143X	Land at Nobold Farm	Shrewsbury	0.08	N/A	N/A						
SHR144X	Land at Roman Road	Shrewsbury	0.10	N/A	N/A						
SHR145	Land at Meole Brace Retail Park, Hereford Road, Shrewsbury	Shrewsbury	5.79	174	2.32	Site is greenfield site outside but adjoining development boundary. Site lies between Meole Brace Retail park and Meole Brace park and ride site. Although not isolated from built development site would be isolated from other residential development. Site has road frontage and access to A5112 and Meole Brace Park and Ride access road which currently splits site 3:1. Boundaries clearly defined by adjoining uses and road and rail corridors. Site is currently grassed but appears unused slight rise N-S.	Meole Brace Retail Park to the north, railway line to the east, Park and Ride to the south and residential to the 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. However, 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 suitability of the current access/alternative access to serve the development of the site are subject to highway approval. The access through the site serves the adjacent park and ride site, this access will need to be maintained and will require due consideration. The site is bounded by the railway line, a retail development, a park and ride site and a main road. This context will need to be considered in the design and layout 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 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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the suitability of the current access/alternative access to serve the development of the site are subject to highway approval. The access through the site serves the adjacent park and ride site, this access will need to be maintained and will require due consideration. The site is bounded by the railway line, a retail development, a park and ride site and a main road. This context will need to be considered in the design and layout of development.
SHR146	Land off Arlington Way, Sundorne, Shrewsbury	Shrewsbury	0.83	25	0.33	Within development boundary and in protected employment zone. Part of Sundorne Trade Park to E of B&Q and The Range retail stores. Boundaries clearly defined by neighbouring retail/trade and industrial units. Vehicle access and road frontage via Henley Way and Arlington Way; pedestrian access via Arlington Way to established networks on Battlefield Way and Featherbed Lane	Industrial/trading estate	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within development boundary and forms part of a protected employment site. As such open market residential development is contrary to policy. Furthermore, approximately 10% of the site is located within flood zones 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 changes to policy and management of any physical, heritage and environmental constraints present. For instance loss of employment land. Surrounding uses include a mix of residential and commercial uses. The site contains and is within proximity of a number of 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.	Currently Suitable - Subject to Further Detailed Assessment	Site is located within the development boundary and forms part of a protected employment area - so suitable in principle for employment use. However, approximately 10% of the site is located within flood zones 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. Suitability of the remainder of the site is subject to management of any physical, heritage and environmental constraints present. For instance loss of employment land. Surrounding uses include a mix of residential and commercial uses. The site contains and is within proximity of a number of 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.

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
SHR140	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 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 flood zone 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	The site availability, achievability and viability is unknown. However the site is not considered suitable for development due to its location in flood zone 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.
SHR141X											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.
SHR142	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	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. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use.	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). 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 satisfactory highways access; and implications on for the gap between Shrewsbury and Nobold. 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 likely to become available; is achievable; and viable (subject to any further necessary viability assessment). 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 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 satisfactory highways access; and implications on for the gap between Shrewsbury and Nobold. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR143X											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.
SHR144X											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.
SHR145	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 this matter. 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). 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 suitability of the current access/alternative access to serve the development of the site are subject to highway approval and the access through the site serves the adjacent park and ride site, this access will need to be maintained and 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. 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 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 suitability of the current access/alternative access to serve the development of the site are subject to highway approval and the access through the site serves the adjacent park and ride site, this access will need to be maintained and 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.
SHR146	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 protected employment land; consequently open market residential development is contrary to policy. Furthermore, approximately 10% of the site is located within flood zones 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 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. 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; their representatives; and any further necessary viability assessment work. Furthermore, approximately 10% of the site is located within flood zones 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 is however considered suitable 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. The sites long term potential is therefore subject to confirmation of its 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
SHR147	Land off Arlington Way, Sundorne, Shrewsbury	Shrewsbury	1.18	35	0.47	Within development boundary and in protected employment zone. Part of Sundorne Trade Park to E of retail stores. Boundaries clearly defined by neighbouring retail/trade and industrial units. Vehicle access and road frontage via Arlington Way; pedestrian access via Arlington Way to established networks on Battlefield Way and Featherbed Lane. E boundary of site formed by Battlefield Brook and flood zone 2 of brook encroaches into e portion of site. Residential estate development on E side of brook.	Industrial/trading estate. With residential estate development to E separated by Battlefield Brook.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located within development boundary and forms part of a protected employment site. As such open market residential development is contrary to policy. Furthermore, approximately 20% of the site is located within flood zones 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 changes to policy and management of any physical, heritage and environmental constraints present. For instance loss of employment land. Surrounding uses include a mix of residential and commercial uses. The site contains and is within proximity of a number of 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.	Currently Suitable - Subject to Further Detailed Assessment	Site is located within the development boundary and forms part of a protected employment area - so suitable in principle for employment use. However, approximately 20% of the site is located within flood zones 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. Suitability of the remainder of the site is subject to management of any physical, heritage and environmental constraints present. For instance loss of employment land. Surrounding uses include a mix of residential and commercial uses. The site contains and is within proximity of a number of 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.
SHR148	Land at Red Barn Lane, Shrewsbury	Shrewsbury	0.64	19	0.25	Currently vacant site - informal scrub woodland part of extensive wooded area along valley floor. Boundaries not clearly defined to W with residential property and SHR116; to W with further vacant land; to S with Red Barn pub and car park along Longden road and to N with residential properties at end of Red Barn lane. No road access or road frontage access appears to be via current pub car park; pedestrian access onto established links on Longden rd.	Similar wooded scrub land to W and E and N. Red Barn pub and car park and Longden Rd to S.	Not Suitable	The site does not have a road frontage or obvious means of access as such it is unsuitable for development. Any proposed access would be subject to highway approval. Furthermore, the site is located within a conservation area and in proximity to 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 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 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 itself is densely wooded, the implications of any development on these trees, particularly in the context of the sites location within a conservation area will require due consideration.	Not Suitable	The site does not have a road frontage or obvious means of access as such it is unsuitable for development. Any proposed access would be subject to highway approval. Furthermore, the site is located within a conservation area and in proximity to 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 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 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 itself is densely wooded, the implications of any development on these trees, particularly in the context of the sites location within a conservation area will require due consideration.
SHR149	Land adj. to A5, Nobold	Shrewsbury	10.22	307	4.09	Agricultural field and wooded area to the West of Shrewsbury and Nobold. The site is outside the Shrewsbury development boundary and separated from it by other promoted sites, but within the A5 bypass.	Agricultural	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, the site is separated from the built form of Shrewsbury by agricultural fields and the settlement of Nobold. The ability to provide an appropriate access into the site is unclear as the site fronts only onto a small rural track and the A5, which is in a cutting - any proposed access would be subject to highway approval. As a result the site is considered 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 separated from the built form of Shrewsbury by agricultural fields and the settlement of Nobold. The ability to provide an appropriate access into the site is unclear as the site fronts only onto a small rural track and the A5, which is in a cutting - any proposed access would be subject to highway approval. As a result the site is considered unsuitable for development.
SHR150	Coleham Depot Redline, Shrewsbury	Shrewsbury	1.07	32	0.43	Ex-rail storage depot and maintenance operation site accessed at junction of Betton St, Belle Vue road and Old Coleham. Site contains brick built maintenance sheds and depots and external hard standing storage areas. Site has been in rail use since early 19thC. Boundaries well defined to E by rail lines and to NW by residential properties on Old Coleham; SW boundary with existing Network rail depot (SHR006) not clearly defined. Road access onto junction with Belle Vue road no road frontage as such; pedestrian access via established links.	Mixed use area, high density terraced housing, commercial uses, and rail operations.	Currently Suitable - Subject to Further Detailed Assessment	As a brownfield site within the development boundary, the site is considered suitable in principle for open market residential development. However, suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance as a brownfield site, it may be subject to contamination therefore suitable management and mitigation will be necessary. The ability to provide an appropriate and safe access into the site is subject to highway approval. The design and layout should mitigate any impact on/from the adjacent builders yard and railway line. The site is located within 250m of a Wildlife Site - River Severn, 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 trees subject to TPO's 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 Belle Vue Conservation Area, Shrewsbury Abbey Scheduled Monument and numerous listed buildings, consequently development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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	As a brownfield site within the development boundary, the site is considered suitable in principle for employment development. However, suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance as a brownfield site, it may be subject to contamination therefore suitable management and mitigation will be necessary. The ability to provide an appropriate and safe access into the site is subject to highway approval. The design and layout should mitigate any impact on/from the adjacent builders yard and railway line. The site is located within 250m of a Wildlife Site - River Severn, 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 trees subject to TPO's 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 Belle Vue Conservation Area, Shrewsbury Abbey Scheduled Monument and numerous listed buildings, consequently development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
SHR154	Land adj. to Darville, Shrewsbury	Shrewsbury	1.78	54	0.71	Site is located within development boundary adjacent to Telford Way on NE boundary and river Severn on SE boundary NW and SW boundaries with existing residential estate development and properties on Darville. Site comprises low lying fields used for grazing/silage crops with established trees on river bank and along NW boundary. Site has no direct road frontage but would be accessed via existing junction with Darville. Pedestrian access via Daville to established network also Severn Way public footpath and long distance route along river bank on E boundary.	Agricultural - grazing to S along river flood terrace and residential estate development to W.	Not Suitable	The site is not suitable for development as approximately 80% of this site is located within flood zones 2 and/or 3. Furthermore, the element of the site that is not located within flood zones 2 and/or 3 can only be accessed through elements of the site that are 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. Furthermore, the ability to provide an appropriate access to and 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 Local Wildlife Sites - River Severn and Sundorne Canal, 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 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 not suitable for development as approximately 80% of this site is located within flood zones 2 and/or 3. Furthermore, the element of the site that is not located within flood zones 2 and/or 3 can only be accessed through elements of the site that are 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. Furthermore, the ability to provide an appropriate access to and 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 Local Wildlife Sites - River Severn and Sundorne Canal, 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 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
SHR147	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 protected employment land; consequently open market residential development is contrary to policy. Furthermore, approximately 20% of the site is located within flood zones 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 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. 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; their representatives; and any further necessary viability assessment work. Furthermore, approximately 10% of the site is located within flood zones 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 is however considered suitable 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. The sites long term potential is therefore subject to confirmation of its availability, achievability and viability.
SHR148	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 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 no road frontage or obvious vehicle access.	Rejected	The sites availability, achievability and viability are unknown. However the site is not considered suitable for development as there is no road frontage or obvious vehicle access.
SHR149	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.	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 is separated from the built form of Shrewsbury by agricultural fields and the settlement of Nobold. The ability to provide an appropriate access into the site is unclear as the site fronts only onto a small rural track and the A5, which is in a cutting - any proposed access would be subject to highway approval.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). 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 separated from the built form of Shrewsbury by agricultural fields and the settlement of Nobold. The ability to provide an appropriate access into the site is unclear as the site fronts only onto a small rural track and the A5, which is in a cutting - any proposed access would be subject to highway approval.
SHR150	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. The site is considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically satisfactory access, appropriate design, and satisfactory remediation. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; 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	The site 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. The site is considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically satisfactory access, appropriate design, and satisfactory remediation. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on confirmation of its availability; 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.
SHR154	Availability Unknown	The site has been the subject of either a refused or withdrawn Planning Application 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.	Availability Unknown	The site has been the subject of either a refused or withdrawn Planning Application 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	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. However the site is not suitable for development as approximately 80% of this site is located within flood zones 2 and/or 3. Furthermore, the element of the site that is not located within flood zones 2 and/or 3 can only be accessed through elements of the site that are 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	Availability, achievability and viability of the site are unknown. Furthermore the site is not suitable for development as approximately 80% of this site is located within flood zones 2 and/or 3. Furthermore, the element of the site that is not located within flood zones 2 and/or 3 can only be accessed through elements of the site that are 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.

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
SHR157	Land south of the A5, The Day House, Nobold	Shrewsbury	42.74	1282	17.10	Large site to W of and adjacent to Shrewsbury A5 bypass forming irregular area stretching from Shrewsbury-Aberystwyth rail line to A488. Site comprises number of fields used for pasture/fodder crops with some arable. Some remnant hedgerow boundaries and established trees separating fields internally; clear boundaries with rail line and A5 bypass with established trees on the latter; remaining boundaries to E and W not clearly defined apart from short stretch along A488. Site has road frontage and potential access onto A488 by 'Two-mile Houses' approx. 250m from junction on A5 bypass. Pedestrian access very poor no existing network or footways. Site is isolated from any development by road and rail line, over 500m to nearest residential development and over 1500m to nearest facilities in Hanwood.	Agricultural land; village of Hanwood approx. 1.5km to W and edge of Shrewsbury 1 - 1.5km to E.	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, the site is not considered to have long term potential for open market residential development as it is separated from the built form of the settlement (and its development boundary) by a series of agricultural fields and the settlement of Nobold. It is also separated from the built form of the settlement by the A5 a significant physical barrier. The ability to provide an appropriate access to and into the site (including capacity of surrounding road network) is subject to highway approval. The site is within proximity of Weir Coppice 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 contains and 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. 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 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. The site is not considered to have long term potential for other forms of employment development as it is separated from the built form of the settlement (and its development boundary) by a series of agricultural fields and the settlement of Nobold. It is also separated from the built form of the settlement by the A5 a significant physical barrier. The ability to provide an appropriate access to and into the site (including capacity of surrounding road network) is subject to highway approval. The site is within proximity of Weir Coppice 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 contains and 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. 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.
SHR158	Land at Upper Edgebold, Shrewsbury	Shrewsbury	75.47	2264	30.19	Large irregular shaped greenfield site outside but adjacent to development boundary on W edge of Shrewsbury urban area bordered by A5 bypass on W side. Site comprises 5 agricultural fields currently used for grazing/fodder/arable crops and farmhouse/complex of Upper Edgebold. S boundary of site is with Hanwood Rd (A488) and Mount Edgebold Farm; N with SC freehold area identified as future burial facility off Mytton Oak Rd and with Ashleigh Farm; E with allocated site 'Land at Bowbrook' (SHREW030/R) and agricultural land. Site has road frontage and potential access off Hanwood Rd (A488) and potentially from A5 bypass. Site boundaries are defined by adjacent road routes and established trees/hedgerows - some scattered. Site is isolated from urban area currently but will have connection when allocated site completed.	Agricultural land and road routes.	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. However, 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 ability to provide an appropriate access to and into the site is subject to highway approval. The site is adjacent 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. The site also contains as Grade 2 listed building - Upper Edgebold Farmhouse and is in proximity of further listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 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 management of any physical, heritage and 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 adjacent 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. The site also contains as Grade 2 listed building - Upper Edgebold Farmhouse and is in proximity of further listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
SHR159	Mousecroft Lane, Shrewsbury	Shrewsbury	11.76	353	4.70	Greenfield site outside but adjacent to development boundary on W edge of Shrewsbury off Radbrook estate. Site is currently in use as public open space and is also designated LWS. S portion of site was former sand and gravel quarry and elements are 'filled land' and there are a number of ponds on site associated with previous quarry use. Large amount of trees/woodland on site with established trees and hedgerows along boundaries. N portion of site is reclaimed historic landfill (Nobold Lane tip). Site boundaries are clearly defined by surrounding residential properties to N, E, and S, to W with woodland, remaining quarry buildings, SC freehold land and Conduit Head grade 2 listed building. Road frontage and highway access to Mousecroft Lane and potential access via residential streets in Radbrook estate. Site has varied topography and a number of steep slopes as a result of former uses.	Residential, open space	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 natural/semi-natural open space. 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. Furthermore, the site is a 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 has adverse topography, and the ability to provide an appropriate access to and into the site is subject to highway approval. The site is also within 300m 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	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, much of the site comprises an identified natural/semi-natural open space. 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. Furthermore, the site is a 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 has adverse topography, and the ability to provide an appropriate access to and into the site is subject to highway approval. The site is also within 300m 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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/these protected tree(s) in order to demonstrate how it/they can be safeguarded.
SHR160	Land at Battlefield, Shrewsbury	Shrewsbury	3.76	113	1.51	Greenfield site outside Shrewsbury's development boundary in ribbon settlement of Upper Battlefield. Agricultural site in use as rough grazing. Clear defined boundaries of established trees and hedgerows to N, S, E, and W with A49. Site has road frontage and access point onto A49, pedestrian access extremely limited but is footway/pavement along A49. to N of site is former vehicle scrap yard no longer in use and site also borders area of designated ancient woodland.	Agricultural, to E, S, W, single residential property also to S. Former scrap yard to N.	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, the site is separated from the development boundary and the built form of the settlement by agricultural land.	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 not considered to have long term potential for other forms of employment as it is separated from the development boundary and the built form of the settlement by agricultural land.

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
SHR157	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, for a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 due to its isolation and separation from the built form of the settlement by the A5.	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 due to its isolation and separation from the built form of the settlement by the A5.
SHR158	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 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 highway constraints.	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. Such constraints include potential highway constraints.
SHR159	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. This is because much of the site comprises an identified natural/semi-natural open space, 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. Furthermore, the site is a 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 has adverse topography, and the ability to provide an appropriate access to and into the site is subject to highway approval.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for development. This is because much of the site comprises an identified natural/semi-natural open space, 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. Furthermore, the site is a 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 has adverse topography, and the ability to provide an appropriate access to and into the site is subject to highway approval.
SHR160	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 open countryside; consequently open market residential development is contrary to policy. Furthermore, the site is not considered to have long term development potential as it is separated from the development boundary and the built form of the settlement by agricultural land, is in proximity of the historic battlefield and adjacent to ancient woodland.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. The site is not considered to have long term development potential for other forms of employment as it is separated from the development boundary and the built form of the settlement by agricultural land, is in proximity of the historic battlefield and adjacent to ancient woodland.

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
SHR161	Land at Bowbrook, Shrewsbury	Shrewsbury	8.49	255	3.40	Greenfield site outside development boundary in SC ownership currently in agricultural use. Site comprises 2 fields in use for grazing/fodder crops larger of which is to S divided by established hedgerow. Site contains no. of established trees. Boundaries are clearly defined by established field boundaries and trees/hedgerows. Site has road frontage and access onto Mytton Oak Rd; pedestrian and cycle access also via Mytton Oak Rd. Site not currently well related to urban area.	Agriculture, and residential properties.	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. 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 it is understood that the site has a high water table, this will require due consideration. The ability to provide an appropriate access to and into the site 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.	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 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 it is understood that the site has a high water table, this will require due consideration. The ability to provide an appropriate access to and into the site 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.
SHR162	Land north of Holyhead Road, Shrewsbury	Shrewsbury	17.24	517	6.90	Greenfield site outside but adjacent to development boundary. Site comprises 7 separate field units currently in agricultural use for arable/fodder crops with no of scattered established trees esp. along Featherbed Lane. Site boundaries are clearly set by Holyhead Rd to W; Udlington Farm, woodland and Shelton Rough LWS to N; to E by Shelton Rough LWS; and S by further agricultural land. Boundaries clearly defined on the whole by trees and established hedgerows. Site is bisected by Featherbed Lane - access track to LWS and part of Severn Way long distance path. Site has road frontage with Holyhead Rd and existing access off Holyhead Rd to LWS via Featherbed Lane track. Pedestrian and cycle access via Holyhead Rd to established network. Site is largely flat site with slight fall W-E towards river Severn.	Largely agricultural land and woodland but also adjacent Udlington Farm complex and buildings, and opposite Severn Hospice and Uplands care facility.	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. 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 Severn Way runs through the site, this route needs to be protected and may have implications for the layout of development. The ability to provide an appropriate access to and into the site is subject to highway approval. The sites relationship to the existing built form of the settlement will require due consideration. The site is in proximity of a Registered Parkland 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 adjacent to Shelton Rough 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 outside the development boundary 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 subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the Severn Way runs through the site, this will need to be retained/re-routed within the site. The proposed route of the NWRR runs through the site, this route needs to be protected and may have implications for the layout of development. The ability to provide an appropriate access to and into the site is subject to highway approval. The sites relationship to the existing built form of the settlement will require due consideration. The site is in proximity of a Registered Parkland 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 adjacent to Shelton Rough 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.
SHR163	Cross Hill Farm, Shrewsbury	Shrewsbury	22.91	687	9.16	Irregularly shaped parcel consisting of several agricultural fields to the north of Shrewsbury (west of Ellesmere Road).	Character to the North and West is agricultural. Character to the East is residential. Character to the South is a mixture of agricultural and residential.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlement development boundary. Therefore open market residential development is contrary to policy. Furthermore, the ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If this highway constraint can be addressed, the site may have long term potential for open market residential development, subject to appropriate policy changes and management of any other physical; heritage; or environmental constraints present. For instance, this site is adjacent to a Natura 2000 site, consequently, development is subject to an appropriate assessment under the Habitats Regulations and buffering is likely to be required. The proposed route of the NWRR runs through the site, this route needs to be protected and may have implications for the layout of development. The site contains and is in proximity of a number of veteran trees and 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. Additionally 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	The site is located adjacent to but outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If this highway constraint can be addressed, the site may have long term potential for other forms of employment development, subject to appropriate policy changes and management of any other physical; heritage; or environmental constraints present. For instance, this site is adjacent to a Natura 2000 site, consequently, development is subject to an appropriate assessment under the Habitats Regulations and buffering is likely to be required. The proposed route of the NWRR runs through the site, this route needs to be protected and may have implications for the layout of development. The site contains and is in proximity of a number of veteran trees and 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. Additionally 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.
SHR164	Land at Emstrey, south east of Shrewsbury	Shrewsbury	2.94	88	1.17	Greenfield site outside development boundary. Site currently in agricultural use for grazing/fodder crops. Site boundaries clearly defined to S by B4380; to N by River Severn; to E by Emstrey Farm and residential conversions but W boundary with adjacent field is arbitrary field boundary and not well defined. Site has road frontage and existing access from B4380. Pedestrian and cycle access via B4380 to established network. Site not well related to urban form of Shrewsbury and would form isolated parcel of new development in the open countryside.	River Severn, agricultural land, farm complex and residential conversions, caravan sales and caravan site.	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 the site is not considered to have long term potential as it is separated from the development boundary by agricultural fields/the Salop Leisure site and the A5 which is a significant physical barrier. Additionally, approximately 10% of the site is located in flood zone 2 (on northern edge), 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 adjacent to the River Severn 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 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	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 not considered to have long term potential for other forms of employment as it is separated from the development boundary by agricultural fields/the Salop Leisure site and the A5 which is a significant physical barrier. Additionally, approximately 10% of the site is located in flood zone 2 (on northern edge), 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 adjacent to the River Severn 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 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	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
SHR161	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.	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	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). 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 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.
SHR162	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). 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 proximity to heritage and environmental assets; implications for the Severn Way; relationship to the proposed NWRR; and other highway considerations.	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 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. Such constraints include proximity to heritage and environmental assets; implications for the Severn Way; relationship to the proposed NWRR; and other highway considerations.
SHR163	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 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 likely to become 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 given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. The site is also adjacent to a Natura 2000 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 and/or their representatives; and any further necessary viability assessment work. However as the site is located adjacent to but outside the development boundary, 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 given the known highway constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. The site is also adjacent to a Natura 2000 site. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment 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.
SHR164	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 open countryside, consequently open market residential development is contrary to policy. Furthermore the site is not considered to have long term potential as it is separated from the development boundary by agricultural fields/the Salop Leisure site and the A5 which is a significant physical barrier. Additionally, approximately 10% of the site is located in flood zone 2 (on northern edge), 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 adjacent to the River Severn 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.	Rejected	The site is considered available; achievable; and viable (subject to 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. However the site is not considered to have long term potential for other forms of employment as it is separated from the development boundary by agricultural fields/the Salop Leisure site and the A5 which is a significant physical barrier. Additionally, approximately 10% of the site is located in flood zone 2 (on northern edge), 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 adjacent to the River Severn 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	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
SHR165	Land to north-west of Hazeldine Way, Shrewsbury	Shrewsbury	0.77	23	0.31	Greenfield site within development boundary. Boundaries clearly set by Rea Brook, Shrewsbury-Hereford rail line, Hazeldine Way and PPG17 open space all boundaries defined by established trees/woodland and hedgerows. Site has road frontage to Hazeldine Way but no access. Pedestrian and cycle access via Hazeldine Way to established links.	Woodland, open space and residential	Currently Suitable - Subject to Further Detailed Assessment	Greenfield site within development boundary, so no in principle restrictions. However, approximately 66% of the site 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 be suitable for development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval. Suitability is also subject to appropriate management of any physical, heritage and environmental constraints present. For instance, the site is adjacent to Reabrook Valley 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. 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.	Currently Suitable - Subject to Further Detailed Assessment	Greenfield site within development boundary, so no in principle restrictions. However, approximately 66% of the site 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 be suitable for development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval. Suitability is also subject to appropriate management of any physical, heritage and environmental constraints present. For instance, the site is adjacent to Reabrook Valley 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. 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.
SHR166	Land to the east of Shrewsbury - to the north of the railway line; west of the A49; and east and south of the river severn.	Shrewsbury	43.28	1298	17.31	Large greenfield site outside development boundary E of River Severn bounded by river to E and N, A49 bypass to W and Shrewsbury-Wolverhampton rail line to S. Site is landlocked but has boundary with A49 bypass nor is their current access. Pedestrian and cycle access not currently possible. Site boundaries defined by hedgerows /trees with A49 bypass and railway. Site boundary on W is arbitrary line drawn to avoid flood zone although element of site is still within zones 2 and/or 3. Site is separated from urban area by river and has not well related to existing settlement.	Agricultural land and riparian zone.	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, a small portion 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 the site is separated from the built form of the settlement and the services and facilities within it by the River Severn, a significant physical barrier which will require due consideration, particularly for open market residential development. The sites only road frontage is onto the A49 and there are currently no junctions that would serve development of this site, therefore the ability to provide an appropriate access to and into the site is unclear and any proposed access would be subject to highway approval. The site is proximity to Local Wildlife Sites - River Severn and Monkmoor Pool, 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 a significant area of best and most versatile agricultural land - Grade 2, which will require due consideration.	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 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, 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 site is separated from the built form of the settlement and the services and facilities within it by the River Severn, a significant physical barrier which will require due consideration. The sites only road frontage is onto the A49 and there are currently no junctions that would serve development of this site, therefore the ability to provide an appropriate access to and into the site is unclear and any proposed access would be subject to highway approval. The site is proximity to Local Wildlife Sites - River Severn and Monkmoor Pool, 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 a significant area of best and most versatile agricultural land - Grade 2, which will require due consideration.
SHR167	Land off Shelton Lane, north of Mountwood Park, Shrewsbury	Shrewsbury	0.52	15	0.21	Small greenfield site outside but adjacent to development boundary between urban form and River Severn off Shelton Lane. Site is bounded by Shelton La/Severn Way to S, and scrub woodland to N, E and W. Site contains number of established mature trees and on boundaries. Site is accessed by Shelton Lane/Severn Way but is currently not suitable for vehicles at this point. Pedestrian and cycle access also via Shelton Lane/Severn Way.	Residential and scrub woodland.	Not Suitable	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. Furthermore, a small portion of the site (on its northern boundary) 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. Additionally, the site does not have a road frontage (Shelton Lane in this location is a narrow track). The ability to provide an appropriate access to and into the site is therefore unclear and any proposal would be subject to highway approval. As such the site is unsuitable for development.	Not Suitable	The site is located adjacent to but 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 (on its northern boundary) 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. Additionally, the site does not have a road frontage (Shelton Lane in this location is a narrow track). The ability to provide an appropriate access to and into the site is therefore unclear and any proposal would be subject to highway approval. As such the site is unsuitable for development.
SHR168	Land off Corporation Lane, Coton Hill, Shrewsbury	Shrewsbury	1.12	33	0.45	Linear mostly greenfield site mostly outside but with S portion inside development boundary. Boundaries set by Corporation Lane to W, recent new development to S, Shrewsbury-Chester rail line to W and woodland to N, E and W boundaries defined by trees/hedgerows; S boundary with residential properties. Road frontage and vehicle, cycle and pedestrian access via Nursery Meadows or Corporation Lane.	Residential, agricultural and open space	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site largely located outside the development boundary within the 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 the 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 in proximity to Grade 2 a Listed Building - Ice House at Coton Hill Farm, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 largely located outside the development boundary 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 subject to appropriate policy changes and the 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 in proximity to Grade 2 a Listed Building - Ice House at Coton Hill Farm, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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. Surrounding character is a mix of residential and countryside, the employment uses proposed would need to reflect this context (it is likely to be office based employment that is appropriate).

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
SHR165	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.	Accepted - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Approximately 66% of the site 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 be suitable for development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval. Suitability is also 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.	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 assessment. Approximately 66% of the site 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 be suitable for development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval. The sites development potential is also subject to confirmation of the sites availability, achievability and viability; 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.
SHR166	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.	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 purpose 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.	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. The site is located within countryside, as such mixed use development is contrary to policy. Furthermore, a small portion of the site 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 be suitable for development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval; and consideration of the sites separation from the built form of the settlement by the River Severn. Suitability is also subject to confirmation of the sites availability; 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	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). As the site is located within countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small portion of the site 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 be suitable for other forms of employment development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval; and consideration of the sites separation from the built form of the settlement by the River Severn. Suitability is also 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.
SHR167	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 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 (on its northern boundary) 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. Additionally, the site does not have a road frontage (Shelton Lane in this location is a narrow track). The ability to provide an appropriate access to and into the site is therefore unclear and any proposal would be subject to highway approval. As such the site is 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. 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 (on its northern boundary) 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. Additionally, the site does not have a road frontage (Shelton Lane in this location is a narrow track). The ability to provide an appropriate access to and into the site is therefore unclear and any proposal would be subject to highway approval. As such the site is unsuitable for development.
SHR168	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 as the site in the majority is not currently suitable for development as it is largely 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. However as the site is in the majority located in open countryside, consequently 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 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
SHR169	Land off Berwick Road, Shrewsbury	Shrewsbury	0.98	29	0.39	Greenfield site outside but adjacent to development boundary on NE edge of urban area. Site is bounded by Berwick Rd to W residential properties to S and agricultural land to N and E. Site is currently in agricultural use for arable/fodder crops. Site has road frontage to Berwick Rd and vehicle/pedestrian/cycle access via Roundhill Lane. Site has some established trees and hedgerows present esp. on W and S boundaries.	Agricultural land, residential and woodland.	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 33% of the site is located within Flood Zone 2, this area of the site 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. The remainder of 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 ability to provide an appropriate and safe access into the site is subject to highway and environment agency approval. Due to constraints to the site its capacity is likely to be limited. The site is located 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 tree 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 outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 33% of the site is located within Flood Zone 2, this area of the site 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. The remainder of the site may have long term potential for other forms of development subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate and safe access into the site is subject to highway and environment agency approval. The site is located 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 tree 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. Surrounding character is a mix of residential and countryside, the employment uses proposed would need to reflect this context (it is likely to be office based employment that is appropriate).
SHR170	Land off Shelton Lane, north of Dalton Drive, Shrewsbury	Shrewsbury	0.65	20	0.26	Small greenfield site outside but adjacent to development boundary between urban form and River Severn off Shelton Lane. Site is bounded by Shelton La/Severn Way to S, and scrub woodland to N, E and W. Site contains number of established mature trees and on boundaries. Site is accessed by Shelton Lane/Severn Way but is currently not suitable for vehicles at this point. Pedestrian and cycle access also via Shelton Lane/Severn Way.	Residential and scrub woodland.	Not Suitable	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. Furthermore, a small portion of the site (north eastern 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. Additionally, the site does not have a road frontage (Shelton Lane in this location is a narrow track). The ability to provide an appropriate access to and into the site is therefore unclear and any proposal would be subject to highway approval. As such the site is unsuitable for development.	Not Suitable	The site is located adjacent to but 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 eastern 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. Additionally, the site does not have a road frontage (Shelton Lane in this location is a narrow track). The ability to provide an appropriate access to and into the site is therefore unclear and any proposal would be subject to highway approval. As such the site is unsuitable for other forms of employment development.
SHR171	Land at Bow Bridge House, Off Mytton Oak Road, Shrewsbury	Shrewsbury	1.05	31	0.42	Greenfield site outside but adjacent to development boundary on W edge of Shrewsbury. Site has road frontage with Mytton Oak Rd and has road access via lane to Ley Grange. Pedestrian and cycle access via Mytton Oak Rd to established network. Site is bounded by Mytton Oak Rd to N and access lane to W; allocated housing site SHREW210 to E and agricultural land to S. Site boundaries are defined by established trees and hedgerows to N and E and Bow Brook to E; W with access lane and existing property; S by fence with adjacent agricultural land. Site also contains existing Bow Bridge House and number of existing outbuildings and small pond on E boundary	Agricultural, residential and allotments to W.	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. 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 ability to provide an appropriate access to and into the site is subject to highway approval.	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 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 ability to provide an appropriate access to and into the site is subject to highway approval. The site is adjacent to a residential development site, this context will need to be reflected in the design, layout and types of employment that would be considered appropriate.
SHR172	Rear of Abbey Car Park, Shrewsbury - CONFIDENTIAL SITE	Shrewsbury	0.69	21	0.28	Brownfield site within development boundary. Currently rear area of surfaced car park - car park as a whole has frontage and vehicular access off Abbey Foregate however site itself does not have frontage or access. Site also includes element of scrub land comprised trees/shrubs. Site is bounded by mix of uses including retail to S residential to E and W and car park to N. Boundaries are clearly defined by neighbouring properties.	Mixed use.	Not Suitable	The site is not currently suitable for development as 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 site is also within 300m of Shrewsbury Abbey Scheduled Monument; Grade 1, 2 and 2* Listed Buildings and 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 proximity of the River Severn 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. There is also potential contamination from current and previous uses.	Not Suitable	The site is not currently suitable for development as 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 site is also within 300m of Shrewsbury Abbey Scheduled Monument; Grade 1, 2 and 2* Listed Buildings and 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 proximity of the River Severn 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. There is also potential contamination from current and previous 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
SHR169	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, approximately 33% of the site is located within Flood Zone 2, this area of the site 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. 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.	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, approximately 33% of the site is located within Flood Zone 2, this area of the site 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. The remainder of 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.
SHR170	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 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 (north eastern 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. Additionally, the site does not have a road frontage (Shelton Lane in this location is a narrow track). The ability to provide an appropriate access to and into the site is therefore unclear and any proposal would be subject to highway approval. As such the site is 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, 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 (north eastern 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. Additionally, the site does not have a road frontage (Shelton Lane in this location is a narrow track). The ability to provide an appropriate access to and into the site is therefore unclear and any proposal would be subject to highway approval. As such the site is unsuitable for development.
SHR171	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 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.
SHR172	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 due to location in flood zones 2 and/or 3; potential contamination; and potential impacts on heritage and environmental assets.	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 due to location in flood zones 2 and/or 3; potential contamination; and potential impacts on heritage and environmental assets.

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
SHR173	Land west of Ellesmere Road, Shrewsbury	Shrewsbury	23.30	699	9.32	Greenfield site outside but adjacent to development boundary between urban form and Shrewsbury - Chester rail line. Site currently in agricultural use for grazing/fodder/arable crops in 5 distinct fields including Hencote Farm and associated buildings in NE corner of site. Site is bounded by rail line to W, Ellesmere Rd to E, Old River Bed LWS to N and residential to S. Boundaries are defined by neighbouring properties and trees hedgerows to N, E and W. Site has road frontage and vehicle access from Ellesmere Rd. Pedestrian and cycle access also via Ellesmere Rd. Likely to be number of established trees and hedgerows within site.	Character to the north and west is primarily agricultural. Character to the east is predominantly residential. Character to the south is a mix of residential/ongoing residential development and other land.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlement development boundary. Therefore open market residential development is contrary to policy. Furthermore, a small portion of the site contains a local wildlife site, consequently development on this portion 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. A similar portion of the site is also 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 ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If this highway constraint can be addressed, the remainder of the site may have long term potential for open market residential development, subject to appropriate policy changes and management of any other physical, heritage, or environmental constraints present. 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 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 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. Additionally 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	The site is located adjacent to but outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, a small portion of the site contains a local wildlife site, consequently development on this portion 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. A similar portion of the site is also 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 ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If this highway constraint can be addressed, 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 other physical, heritage, or environmental constraints present. 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 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 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. Additionally 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 character of the built form of the area is primarily residential, this will need to be considered when determining the type and layout of any employment development on the site.
SHR174	Land West of Ellesmere Road, Shrewsbury	Shrewsbury	93.21	2796	37.29	Large site consisting of a number of agricultural fields; the Hencott Wood/Pool wildlife site; and Crosshill Farm to the north of Shrewsbury - west of Ellesmere Road.	Character to the north and west is agricultural. Character to the south is primarily agricultural and residential. 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 the settlement development boundary. Therefore open market residential development is contrary to policy. Furthermore the site contains the Hencott Wood/Pool Ramsar; SSSI; and local wildlife site, which is an important environmental asset and as such is not suitable for development now or in the future as any development is likely to have an adverse effect on the site and as such is contrary to national and international legislation, a significant buffer and mitigation is also likely to be necessary if development on the wider site was considered appropriate in the future, as informed by an appropriate assessment under the Habitats Regulations. A small portion of the site is located in flood zone 2 (Hencott Wood/Pool); 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. Finally, the ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. Subject to the management of the highway constraint, the element of the site outside the Ramsar/SSSI/local wildlife site and an appropriate buffer; and outside flood zone 2, may have long term potential for open market residential development, subject to appropriate policy changes and management of any other physical, heritage, or environmental constraints. For instance, 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 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. Additionally 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. Given the size of the site, it is likely that the provision of a range of services and facilities would need to represent an intrinsic element of the scheme.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site contains the Hencott Wood/Pool Ramsar; SSSI; and local wildlife site, which is an important environmental asset and as such is not suitable for development now or in the future as any development is likely to have an adverse effect on the site and as such is contrary to national and international legislation, a significant buffer and mitigation is also likely to be necessary if development on the wider site was considered appropriate in the future, as informed by an appropriate assessment under the Habitats Regulations. A small portion of the site is located in flood zone 2 (Hencott Wood/Pool); 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. Finally, the ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. Subject to the management of the highway constraint, the element of the site outside the Ramsar/SSSI/local wildlife site and an appropriate buffer; and outside flood zone 2, may have long term potential for other forms of employment development, subject to appropriate changes to policies and appropriate management of any other physical, heritage, or environmental constraints. For instance, 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 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. Additionally 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. Given the size of the site, it is likely that the provision of a range of services and facilities would need to represent an intrinsic element of the scheme.
SHR175	Land south of Abbey Wharf, Shrewsbury	Shrewsbury	2.30	69	0.92	The site consists of natural/semi-natural open space. The entire site within both flood zone 2 and/or 3.	Character to the north is a mix of residential and commercial. Character to the south and east is also typified by further natural/semi-natural open space.	Not Suitable	Greenfield site within development boundary. However, the site comprises an identified natural/semi-natural open space. 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. Furthermore, 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. Furthermore, 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 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 in proximity to 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 ability to provide an appropriate access is subject to highway approval.	Not Suitable	Greenfield site within development boundary. However, the site comprises an identified natural/semi-natural open space. 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. Furthermore, 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. Furthermore, 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 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 in proximity to 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 ability to provide an appropriate access is subject to highway approval.
SHR176	North of Preston Street, Shrewsbury	Shrewsbury	29.42	883	11.77	Large greenfield site outside but adjacent to development boundary on E edge of Shrewsbury between built form and River Severn. Currently in agricultural use for arable/fodder crops and also contains Weir Hill farm and associated buildings and small site of mobile homes. Site does not have clear road frontage but has junction with and access via Preston Street. Cycle and pedestrian access also via Preston Street to established network. Boundaries with established residential to W; river Severn to E; Shrewsbury - Wolverhampton rail line to N; Robertsford Cottages and access track and further agricultural land to S. Boundaries are clearly defined and also defined by established trees and hedgerows in parts especially in N and S. Site is bordered by existing residential land and allocated site SHREW027 to S so would be well related to settlement and extend built form to river.	Agricultural and residential	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. Approximately 50% of the site is an identified natural/semi-natural open space. Development on this element of the site and an appropriate buffer of the asset, 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. Furthermore, the site also contains a RIG, consequently, development on this element of the site 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 appropriate policy changes and management of any other physical, heritage and environmental constraints. For instance consultation with the Highway authority will be required to establish whether a satisfactory access to and into the site can be established. The site is within 250m of a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. 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 the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 50% of the site is an identified natural/semi-natural open space. 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. Furthermore, the site also contains a RIG, consequently, development on this element of the site and an appropriate buffer of the asset, 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 appropriate policy changes and management of any other physical, heritage and environmental constraints. For instance consultation with the Highway authority will be required to establish whether a satisfactory access to and into the site can be established. The site is within 250m of a 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
SHR173	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 likely to become 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 contains a local wildlife site, consequently development on this portion 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. A similar portion of the site is also 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 given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. The site is also in proximity of a Natura 2000 site. If suitable mitigation of this identified constraint were possible, the development potential of the area of the site that does not contain the Local Wildlife Site (and an appropriate buffer) or that 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. Furthermore, a small portion of the site contains a local wildlife site, consequently development on this portion 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. A similar portion of the site is also 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 given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. The site is also in proximity of a Natura 2000 site. If suitable mitigation of this identified constraint were possible, the development potential, for other forms of employment, of the area of the site that does not contain the Local Wildlife Site (and an appropriate buffer) or that 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.
SHR174	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 element of the site that is subject to Ramsar; SSSI; and wildlife site designations (Hencott Wood/Pool) is an important environmental asset and as such is not suitable for development now or in the future as any development is likely to have an adverse effect on a Natura 2000 site; SSSI; and local wildlife site and as such is contrary to national and international legislation, a significant buffer and mitigation is also likely to be necessary if development on the wider site was considered appropriate in the future, as informed by an appropriate assessment under the Habitats Regulations. 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 subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If suitable mitigation of this identified constraint were possible, the sites development potential (outside of the area subject to Ramsar, SSSI and wildlife site and an appropriate buffer of it) 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 adjacent to but outside the development boundary, as such employment development is limited to small scale rural enterprise and diversification schemes. The element of the site that is subject to Ramsar; SSSI; and wildlife site designations (Hencott Wood/Pool) is an important environmental asset and as such is not suitable for development now or in the future as any development is likely to have an adverse effect on a Natura 2000 site; SSSI; and local wildlife site and as such is contrary to national and international legislation, a significant buffer and mitigation is also likely to be necessary if development on the wider site was considered appropriate in the future, as informed by an appropriate assessment under the Habitats Regulations. 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 subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If suitable mitigation of this identified constraint were possible, the sites development potential (outside of the area subject to Ramsar, SSSI and wildlife site and an appropriate buffer of it) 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.
SHR175	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 the site comprises an identified natural/semi-natural open space. 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. Furthermore, 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.	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 the site comprises an identified natural/semi-natural open space. 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. Furthermore, 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.
SHR176	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	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 approximately 50% of the site is an identified natural/semi-natural open space. Development on this element of the site and an appropriate buffer of the asset, 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. Furthermore, the site also contains a RIG, consequently, development on this element of the site 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 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, as such 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 approximately 50% of the site is an identified natural/semi-natural open space. Development on this element of the site and an appropriate buffer of the asset, 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. Furthermore, the site also contains a RIG, consequently, development on this element of the site 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 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

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
SHR177	Oak Farm, Gains Park, Shrewsbury	Shrewsbury	2.45	73	0.98	Mixed use site outside but adjacent to development boundary on W edge of settlement. Site currently comprises Oak farm, associated buildings and area of agricultural land in use for grazing and fodder crops. Site has road frontage and access to Gains Park Way; cycle and pedestrian access to established networks also from Gains Park Way. Site boundaries are Gains Park Way to E; agricultural land to W and S (SLAA site SHR057) and Bow Brook to N. Site boundaries are clearly defined to E and N by roads, Bow Brook, and residential; to W by existing field boundaries of hedgerows and trees; however S boundary is arbitrary line across existing field. Site would be well related to existing built form.	Agricultural and residential	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, approximately 22% of site is located in flood zones 2 and/or 3 and the remainder of the site could only be accessed through flood zone. 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. Alternatively the elements of the site not located within flood zones 2 and/or 3 could come forward as part of a wider strategic development if an alternative point of access were provided.	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, approximately 22% of site is located in flood zones 2 and/or 3 and the remainder of the site could only be accessed through flood zone. 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. Alternatively the elements of the site not located within flood zones 2 and/or 3 could come forward as part of a wider strategic development if an alternative point of access were provided.
SHR178	Reman Services Sports and Social Club off Albert Road, Shrewsbury	Shrewsbury	2.06	62	0.83	Reman Services Sports and Social Club. Currently comprises social club and entertainment venue, associated parking, bowling green, cricket pitch and associated pavilion and changing and practice facilities.	Residential	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the Shrewsbury development boundary. However, two elements of the site (totalling approximately 80% 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 remainder of the site is suitable for development subject to management of any physical, heritage and environmental constraints present. For instance the site is in proximity of a Local Wildlife Site, development is therefore 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 also contains a Veteran Tree/tree protected by a Tree Preservation Order, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a Listed Building so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 within the Shrewsbury development boundary. However, two elements of the site (totalling approximately 80% 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 remainder of the site is suitable for development subject to management of any physical, heritage and environmental constraints present. For instance the site is in proximity of a Local Wildlife Site, development is therefore 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 also contains a Veteran Tree/tree protected by a Tree Preservation Order, 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a Listed Building so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
SHR179	West of Cedars Drive, Ellesmere Road, Shrewsbury	Shrewsbury	13.52	406	5.41	Greenfield site outside but adjacent to development boundary between urban form and Shrewsbury - Chester rail line. Site currently in agricultural use for grazing/fodder/arable crops. Site is bounded by agricultural land to W, N and S. Ellesmere Rd to E. Boundaries are defined by neighbouring properties and trees hedgerows to N, E and W. Site has road frontage and vehicle access from Ellesmere Rd. Pedestrian and cycle access also via Ellesmere Rd. Likely to be number of established trees and hedgerows within site.	Agricultural and residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlement development boundary. Therefore open market residential development is contrary to policy. Furthermore, the ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If this highway constraint can be addressed, the site may have long term potential for open market residential development, subject to appropriate policy changes and management of any other physical; heritage; or environmental constraints present. For instance, 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 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. Additionally 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	The site is located adjacent to but outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If this highway constraint can be addressed, the site may have long term potential for other forms of employment development, subject to appropriate policy changes and management of any other physical; heritage; or environmental constraints present. For instance, 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 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. Additionally 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 character of the built form of the area is primarily residential, this will need to be considered when determining the type and layout of any employment development on the site.
SHR180	Land off Cedars Drive, Shrewsbury	Shrewsbury	1.40	42	0.56	Small greenfield parcel also part of SHR179 and SHR173. Currently in agricultural use for grazing/fodder crops. Access via Cedars Drive but no road frontage. Agricultural land to N, S and W residential properties on Cedars Drive to E. Boundaries defined by trees and hedgerows to N, S and W.	Agricultural and residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlement development boundary. Therefore open market residential development is contrary to policy. Furthermore, the ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If this highway constraint can be addressed, the site may have long term potential for open market residential development, subject to appropriate policy changes and management of any other physical; heritage; or environmental constraints present. For instance, 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. Additionally 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	The site is located adjacent to but outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If this highway constraint can be addressed, the site may have long term potential for other forms of employment development, subject to appropriate policy changes and management of any other physical; heritage; or environmental constraints present. For instance, 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. Additionally 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 character of the built form of the area is primarily residential, this will need to be considered when determining the type and layout of any employment development on the site.

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
SHR177	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 currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. Furthermore, approximately 22% of site is located in flood zones 2 and/or 3 and the remainder of the site could only be accessed through flood zone. 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; 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, approximately 22% of site is located in flood zones 2 and/or 3 and the remainder of the site could only be accessed through flood zone. 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.
SHR178	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.	Accepted - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However, two elements of the site (totalling approximately 80% 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 remainder of the site is suitable for development subject to management of any physical, heritage and environmental constraints present. Specifically proximity of environmental and heritage assets. If suitable mitigation of this identified constraint were possible, the sites 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. 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. 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, two elements of the site (totalling approximately 80% 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 remainder of the site is suitable for development subject to management of any physical, heritage and environmental constraints present. Specifically proximity of environmental and heritage assets. If suitable mitigation of this identified constraint were possible, the sites 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR179	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 given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. 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. 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 given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. 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.
SHR180	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 given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. 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. 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 given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. 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.

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
SHR181	Land south west of Ellesmere Road Roundabout, Shrewsbury	Shrewsbury	42.45	1273	16.98	Large greenfield site outside but adjacent to development boundary on W edge of settlement. Flat site currently in use for arable/fodder crops. Bounded to N by Huffley La and site SHR174 to W by further agricultural land; to S by Hencott Pool SSSI and RAMSAR site and further agricultural land; to E by Ellesmere Rd and then residential development. Boundaries defined to N and E by road network and to W and S by field boundaries consisting established trees and hedgerows. Site also contains mature trees and hedgerows and small pond in NW corner. Site has road frontage and vehicle access to both Ellesmere Rd and Huffley La. Cycle and pedestrian access via both roads to existing established network.	Agricultural and residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the settlement development boundary. Therefore open market residential development is contrary to policy. Furthermore, the ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If this highway constraint can be addressed, the site may have long term potential for open market residential development, subject to appropriate policy changes and management of any other physical; heritage; or environmental constraints present. For instance, this site is adjacent to a Natura 2000 site, consequently, development is subject to an appropriate assessment under the Habitats Regulations and buffering is likely to be required. The proposed route of the NWRR runs through the site, this route needs to be protected and may have implications for the layout of development. The site contains and is in proximity of a number of veteran trees and 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. Additionally 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	The site is located adjacent to but outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If this highway constraint can be addressed, the site may have long term potential for other forms of employment development, subject to appropriate policy changes and management of any other physical; heritage; or environmental constraints present. For instance, this site is adjacent to a Natura 2000 site, consequently, development is subject to an appropriate assessment under the Habitats Regulations and buffering is likely to be required. The proposed route of the NWRR runs through the site, this route needs to be protected and may have implications for the layout of development. The site contains and is in proximity of a number of veteran trees and 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. Additionally 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.
SHR182	Land north of the A5 bypass and south of Pulley Lane, Shrewsbury	Shrewsbury	3.62	108	1.45	Greenfield site outside but adjacent to development boundary on S edge of settlement between Pulley La and A5 bypass. Currently in agricultural use for arable/fodder crops. Site boundaries set by road network to N, E and S; and with residential properties of Pulley Lane cottages to W. Boundaries defined by trees and hedgerows. Largely flat site with road frontage and access off Pulley La cycle and pedestrian access also from Pulley Lane to existing established network.	Agricultural and residential	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. 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 ability to provide an appropriate access is subject to highway approval. The site is located within and forms part of the Green Gap between Shrewsbury and Bayston Hill - retention of this Green Gap is an important policy principle will require significant consideration. 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. The site is adjacent to the A5 and A5112 (Hereford Road), this context may have implications for the design and layout of development in order to ensure the amenity of any proposed 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 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 ability to provide an appropriate access is subject to highway approval. The site is located within and forms part of the Green Gap between Shrewsbury and Bayston Hill - retention of this Green Gap is an important policy principle will require significant consideration. 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. This context may have implications for the design and layout of development in order to ensure the amenity of any proposed development.
SHR183	East of Red Barn Lane, off Longden Road, Shrewsbury	Shrewsbury	1.38	41	0.55	Greenfield site within development boundary accessed via Red Barn Lane off Longden Rd, though no road frontage as such. Currently vacant site - informal grassland and some woodland part of extensive wooded area along valley floor. Site boundaries with Rad Brook to N with similar grassland wooded area to E and residential properties on Longden Rd and Red Barn La to S and W. Boundaries defined by mature trees and hedgerows on all sides. No portion of site contains flood zones of Rea Brook.	Residential and grassland/woodland in private ownership.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Approximately 10% of the site (along its northern 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 suitability of the remainder of the site is dependent on whether an appropriate highway access can be provided, which will require significant consideration and is subject to highway approval. Suitability is also subject to suitable management of any other physical, heritage and environmental constraints present. For instance, the site is also within proximity of the Longden Road - Cemetery, 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 located within a conservation area and in proximity to 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	Approximately 10% of the site (along its northern 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 suitability of the remainder of the site is dependent on whether an appropriate highway access can be provided, which will require significant consideration and is subject to highway approval. Suitability is also subject to suitable management of any other physical, heritage and environmental constraints present. For instance, the site is also within proximity of the Longden Road - Cemetery, 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 located within a conservation area and in proximity to 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 in a predominantly residential area, this context will need to be considered within the type (which may be limited to office based employment), design and layout of development.
SHR184x	Underdale Rd	Shrewsbury	0.01	N/A	N/A						
SHR185	Land north of Dobbie's Garden Centre, Shrewsbury	Shrewsbury	2.20	66	0.88	Greenfield site outside but adjacent to development boundary on S edge of settlement between Pulley La and A5 bypass. Currently in agricultural use for arable/fodder crops. Site boundaries set by road network to E and S; agricultural land (remainder of field) to N; and with residential properties of Pulley Lane cottages to W. Boundaries defined by trees and hedgerows. Largely flat site with access off Pulley La cottages access road cycle and pedestrian access also from Pulley Lane cottages access road to existing established network.	Agricultural and residential	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. 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 ability to provide an appropriate access is subject to highway approval. The site is located within and forms part of the Green Gap between Shrewsbury and Bayston Hill - retention of this Green Gap is an important policy principle will require significant consideration. 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. The site is adjacent to the A5 and A5112 (Hereford Road), this context may have implications for the design and layout of development in order to ensure the amenity of any proposed 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 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 ability to provide an appropriate access is subject to highway approval. The site is located within and forms part of the Green Gap between Shrewsbury and Bayston Hill - retention of this Green Gap is an important policy principle will require significant consideration. 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. The site is adjacent to the A5 and A5112 (Hereford Road), this context may have implications for the design and layout of development in order to ensure the amenity of any proposed 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
SHR181	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	Viability	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 likely to become 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 given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. The site is also adjacent to a Natura 2000 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 and/or their representatives; and any further necessary viability assessment work. However as the site is located adjacent to but outside the development boundary, 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 given the known highway constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. The site is also adjacent to a Natura 2000 site. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment 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.
SHR182	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	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, 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 located within and forms part of the Green Gap between Shrewsbury and Bayston Hill - retention of this Green Gap is an important policy principle will require significant consideration. 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 and/or 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 located within and forms part of the Green Gap between Shrewsbury and Bayston Hill - retention of this Green Gap is an important policy principle will require significant consideration. 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.
SHR183	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	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, viable and achievable (subject to any further necessary viability assessment). 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 approximately 10% of the site (along its northern 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 suitability of the remainder of the site is dependent on whether an appropriate highway access can be provided, which will require significant consideration and is subject to highway approval. If a suitable access is possible, the sites 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. 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. 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 approximately 10% of the site (along its northern 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 suitability of the remainder of the site is dependent on whether an appropriate highway access can be provided, which will require significant consideration and is subject to highway approval. If a suitable access is possible, the sites 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR184x											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.
SHR185	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	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, 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 located within and forms part of the Green Gap between Shrewsbury and Bayston Hill - retention of this Green Gap is an important policy principle will require significant consideration. 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 and/or 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 located within and forms part of the Green Gap between Shrewsbury and Bayston Hill - retention of this Green Gap is an important policy principle will require significant consideration. 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
SHR186	Land north east of Ellesmere Road Roundabout, Shrewsbury	Shrewsbury	3.60	108	1.44	Greenfield site outside but adjacent to development boundary. Currently in agricultural use for arable/fodder crops. Site has boundaries with Ellesmere Rd to W; Battlefield link road to S; and adjoin agricultural land to N and E. Boundaries are defined by trees and established hedgerows to N, S and W drainage ditch to E. Site has road frontage with Ellesmere Rd and Battlefield link road and is currently accessed from Battlefield link road. Pedestrian and cycle access via same links to established network	Character to the north, east and west is predominantly agricultural. Character to the south is predominantly commercial.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is 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 management of any physical, heritage and environmental constraints present. For instance the site is separated from the built form of the settlement by virtue of Ellesmere Road and Battlefield distributor road, this will require due consideration. The ability to provide an appropriate access to and into the site is subject to highway approval. The site is within 1km of a Natura 2000 site (Ramsar site at Hencott Pool/Wood), therefore development is subject to an appropriate assessment under the Habitats Regulations.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is 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 management of any physical, heritage and environmental constraints present. For instance the site is separated from the built form of the settlement by virtue of Ellesmere Road and Battlefield distributor road, this will require due consideration. The ability to provide an appropriate access to and into the site is subject to highway approval. The site is within 1km of a Natura 2000 site (Ramsar site at Hencott Pool/Wood), therefore development is subject to an appropriate assessment under the Habitats Regulations.
SHR187	Land south of Hanwood Road, Shrewsbury	Shrewsbury	12.29	369	4.92	Greenfield site outside development boundary to W of Shrewsbury. Currently sub-divided into 3 distinct fields each in agricultural use for pasture/grazing. Site is bounded by Hanwood Rd to N and further agricultural use to S, E, and W. Road frontage and access to Hanwood Rd. No pedestrian access; cycle access via Hanwood Rd to existing network. Boundaries are comprised in part by trees and hedgerows with some additional fencing esp. on W and S, also internal boundaries of established trees and hedgerows. Pond on S portion of site.	Agricultural land	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, the site is separated from the built form of the settlement by an agricultural field. As a result the site in isolation is considered unsuitable for development. However, the site may have long term potential as part of a strategic release in this location, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval.	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 separated from the built form of the settlement by an agricultural field. As a result the site in isolation is considered unsuitable for other forms of employment development. However, the site may have long term potential for other forms of employment development as part of a strategic release in this location, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval.
SHR188	West of Longdon Road and South of Nobold	Shrewsbury	0.80	24	0.32	Small greenfield site outside development boundary to W of Shrewsbury and to N of Shrewsbury - Aberystwyth rail line and Longden Rd. Site is currently in agricultural use as grazing/pasture. Site is bounded by rail line and Hanwood Rd to S and E; by residential properties in Nobold to N; and agricultural land to W. Boundaries are clearly defined by trees and hedgerows. Site has road frontage and vehicular access from Longden Rd. There are no pedestrian links, cycle access via Longden Rd to existing network.	Agricultural and residential	Not Suitable	The site is distant from the settlement of Shrewsbury, being more closely associated with the rural settlement of Nobold classified as countryside. Consequently, open market residential development on the site is currently contrary to Local Pan policy. Due to this rural location and its separation from the settlement of Shrewsbury it is not considered to have long term potential for development. Furthermore, the ability to provide an appropriate access to and into the site is subject to Highways Approval.	Not Suitable	The site is distant from the settlement of Shrewsbury, being more closely associated with the rural settlement of Nobold - classified as countryside. Consequently, open market residential development on the site is currently contrary to Local Pan policy. Due to this rural location and its separation from the settlement of Shrewsbury it is not considered to have long term potential for development. Furthermore, the ability to provide an appropriate access to and into the site is subject to Highways Approval.
SHR189	Land West of Nobold Lane, Shrewsbury	Shrewsbury	8.22	247	3.29	Large greenfield site outside development boundary to W of Shrewsbury. Currently used for grazing/pasture. Site is bounded by Nobold La to E; and further agricultural land to W, N and S. Boundaries clearly defined by established trees and hedgerows on all sides. Road frontage and vehicle access to Nobold La. No pedestrian links; cycle links via Nobold La to existing network.	Agricultural	Not Suitable	The site is located outside the development boundary within the open countryside. Furthermore the site is separated from the built form of the settlement by an agricultural field and lies between Shrewsbury and Nobold. As such the site is considered unsuitable for development.	Not Suitable	The site is located outside the development boundary within the open countryside. Furthermore the site is separated from the built form of the settlement by an agricultural field and lies between Shrewsbury and Nobold. As such the site is considered 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
SHR186	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.	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	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for employment development. 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 development, 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.
SHR187	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 currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. Furthermore, the site is separated from the built form of Shrewsbury by agricultural fields. However, the site may have long term potential as part of a strategic release in this location, 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.	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. 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 separated from the built form of Shrewsbury by agricultural fields therefore the site in isolation is considered unsuitable for other forms of employment development. However, the site may have long term potential as part of a strategic release in this location, 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.
SHR188	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 open market residential development as it is located in the countryside and separated from the built form of the settlement of Shrewsbury.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for employment development, other than small scale rural enterprise and diversification schemes, as it is located in the countryside and separated from the built form of the settlement of Shrewsbury.
SHR189	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 currently suitable for development as it is located in open countryside, consequently 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 lies between Shrewsbury and Nobold. As such the site 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. 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 is separated from the built form of the settlement by an agricultural field and lies between Shrewsbury and Nobold. As such the site is considered 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
SHR190	Land west of Nobold	Shrewsbury	36.98	1110	14.79	Large greenfield site outside development boundary to W of Shrewsbury. Currently in agricultural use for grazing/pasture. Site is surrounded by further agricultural land and has boundaries with residential properties in Nobold on SE corner. Site boundaries defined mixture by hedges, trees and fencing. Site has limited road frontage with Nobold La in SE corner and access from surfaced track to Day House farm. No pedestrian access; cycle links via Nobold La to existing network.	Agricultural	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, the site is separated from the built form of Shrewsbury by agricultural fields and the settlement of Nobold. As such it is unsuitable for development.	Not Suitable	The site is located outside the development boundary within the open countryside. As employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is separated from the built form of Shrewsbury by agricultural fields and the settlement of Nobold. As such it is unsuitable for development.
SHR191	Coppice Court, Nobold	Shrewsbury	0.26	8	0.10	Small mixed use site outside development boundary to W of Shrewsbury in Nobold. Site comprises residential property of Coppice Court, associated outbuildings and garden area. Site is bounded to N and E by residential properties and to S and W by further agricultural land. Boundaries defined on all sides by established trees and hedgerows. Site has limited road frontage and access to Longden Rd. No pedestrian access; cycle access via Longden Rd to existing network.	Agricultural and residential	Not Suitable	The site is distant from the settlement of Shrewsbury, being more closely associated with the rural settlement of Nobold classified as countryside. Consequently, open market residential development on the site is currently contrary to Local Plan policy. Due to this rural location and its separation from the settlement of Shrewsbury it is not considered to have long term potential for development. Furthermore, the ability to provide an appropriate access to and into the site is subject to Highways Approval.	Not Suitable	The site is distant from the settlement of Shrewsbury, being more closely associated with the rural settlement of Nobold - classified as countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to this rural location and its separation from the settlement of Shrewsbury it is not considered to have long term potential for other forms of employment development. Furthermore, the ability to provide an appropriate access to and into the site is subject to Highways Approval.
SHR192	Day House Farm, North of A5, south west of Shrewsbury	Shrewsbury	34.76	1043	13.91	Large greenfield site to W of Shrewsbury outside development boundary. Site currently in agricultural use for grazing/ pasture and fodder crops. Site includes current Day House farm complex and associated buildings. Site is bounded by A5 bypass to W, Newton Farm and farmland to N and further agricultural land to E and S. Site boundaries are not always clearly defined but mixture of hedgerows, trees and fences. Site has road frontage to A5 bypass but otherwise none other and is accessed via surfaced track from Nobold Lane. No pedestrian access; cycle access via Nobold La to existing network.	Agricultural land	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, the site is remote from the built form of Shrewsbury, being separated from it by a number of agricultural fields.	Not Suitable	Site is in countryside for policy purposes so not suitable. If policy position changes, detailed consultation with highway authority required concerning capacity and suitability of Nobold La, Longden Rd and junctions for additional traffic. The site is within 300m 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.
SHR193	Land adjacent to the Livestock Market, Shrewsbury CONFIDENTIAL	Shrewsbury	2.33	70	0.93	Greenfield site outside development boundary adjacent to existing livestock market and services at Battlefield roundabout. Site is currently in agricultural use for grazing. Site has road frontage and vehicular access to A49 and is also accessed from rear of livestock market. No pedestrian links; cycle links via A49/A53 to existing network. Site bounded by A49 to W; Calder's House residential property to N; livestock market and commercial services to S; further agricultural land to E. N, E, and S boundaries defined by hedgerows and mature trees; W boundary comprised scrub hedge and fencing.	Mixed. Single residential property to N further agricultural land to W and E and livestock market, offices, retail and pub/hotel to S.	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, the site is separated from the development boundary by a livestock market and the A49/A53.	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 employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites association with the adjacent livestock market/employment site, it 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 development boundary by a livestock market and the A49/A53, only employment which suits this setting could be considered. 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 a registered battlefield, 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.

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
SHR190	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 currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. Furthermore, the site is separated from the built form of Shrewsbury by agricultural fields and the settlement of Nobold. As such it is 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. 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 separated from the built form of Shrewsbury by agricultural fields and the settlement of Nobold. As such it is unsuitable for other forms of employment development.
SHR191	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 currently suitable for open market residential development as it is located in the countryside and separated from the built form of the settlement of Shrewsbury.	Rejected	Availability, achievability and viability of the site are unknown. However the site is not considered suitable for employment development, other than small scale rural enterprise and diversification schemes, as it is located in the countryside and separated from the built form of the settlement of Shrewsbury.
SHR192	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 currently suitable for development as it is located in open countryside, consequently open market residential development is contrary to policy. Furthermore, the site is remote from the built form of Shrewsbury, being separated from it by a number of agricultural fields. Therefore it is not suitable 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. 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 is remote from the built form of Shrewsbury, being separated from it by a number of agricultural fields. Therefore it is not suitable for other forms of employment development.
SHR193	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, 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 employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites associated with the adjacent livestock market/employment site, it may have long term potential for other forms of employment 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 as the site is separated from the development boundary by a livestock market and the A49/A53, only employment which suits this setting could be considered.	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 employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites associated with the adjacent livestock market/employment site, it may have long term potential for other forms of employment 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 as the site is separated from the development boundary by a livestock market and the A49/A53, only employment which suits this setting could be considered.

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
SHR194	North of the A5, north west of Pulley Lane, Shrewsbury	Shrewsbury	13.21	396	5.29	Large greenfield site outside development boundary to S of Shrewsbury. Site is adjacent to Shrewsbury built form but not development boundary due to Bestune Way exceptions site to E. Site lies in gap between Shrewsbury and Bayston Hill bounded by A5 bypass and Pulley La to S; Rea Brook and flood zone to N and W; Bestune Way affordable exceptions site to E. Site boundaries are defined by established trees and hedgerows on all sides. Site has road frontage and vehicle access off Pulley Lane. Pedestrian and cycle links and access via Pulley Lane to existing networks. Site was considered by Inspector of 14/05655/OUT to lie in the "gap of undeveloped land between Bayston Hill and Meole Brace" SAMDev policy S16.2(ii)	Character to the south and west is predominantly agricultural. Character to the north and east is a mix of residential and agricultural.	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 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. 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 present. For instance the ability to provide an appropriate access is subject to highway approval. The site is located within and forms part of the Green Gap between Shrewsbury and Bayston Hill - retention of this Green Gap is an important policy principle will require significant consideration. The site is in proximity of Rea Brook Valley 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 located outside the development boundary within the open countryside. 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. 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 present. For instance the ability to provide an appropriate access is subject to highway approval. The site is located within and forms part of the Green Gap between Shrewsbury and Bayston Hill - retention of this Green Gap is an important policy principle will require significant consideration. The site is in proximity of Rea Brook Valley 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.
SHR195	Land at Shawbury Turn (A49/A53/A5124 junction), Shrewsbury	Shrewsbury	5.03	151	2.01	Greenfield site outside but adjacent to development boundary on N boundary of Shrewsbury to NW of Battlefield roundabout. Site currently in agricultural use for fodder/arable crops. Site has road frontage and vehicle access from A49. Pedestrian/cycle access and links via A49 (pavement) to existing established networks. Site is bounded by Shrewsbury-Crewe rail line to W; A5124 to S; A49 to E; Battlefield site access road and further agricultural land to N. Boundaries defined by established hedgerows and occasional mature trees on W and S and by established hedgerows and fencing to E and N.	Roads and rail links then agricultural land, residential properties and livestock market and commercial area to E.	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. 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 and into the site is subject to highway approval. The site is separated from the built form of the settlement by the A49 and A5124, this will require significant consideration. The site is also bounded by the railway line, A49 and A5124, this may have implications for the types of uses which are appropriate and site layout/ design. The site is adjacent to historic battlefield and associated ancient monument and in proximity to listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 ancient woodland at Upper Battlefield, 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 outside the development boundary 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 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 and into the site is subject to highway approval. The site is separated from the built form of the settlement by the A49 and A5124, this will require significant consideration. The site is also bounded by the railway line, A49 and A5124, this may have implications for the types of uses which are appropriate and site layout/ design. The site is adjacent to historic battlefield and associated ancient monument and in proximity to listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 ancient woodland at Upper Battlefield, 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.
SHR196	Land at Nobold House, Shrewsbury	Shrewsbury	31.97	959	12.79	Greenfield site to W of Shrewsbury part adjacent to development boundary. Site is currently in general agricultural use primarily for grazing and fodder crops, although landscape has parkland appearance for much of site. Site has 2 distinct parcels: smaller N section to N of Hanwood Rd comprising farmland and farm complex of Oakfield's and residential property of Oakfield's. S of Hanwood Rd and W of Nobold La is larger element comprised of land around and properties of Nobold House and Nobold House Cottage. Site also includes part of site of brickworks and former clay pit off Hanwood Rd. Site is bounded by Nobold Lane to E; access track to Day House Farm to S; farmland to W and N; and NE corner with residential estate development. Site boundaries are defined by established trees and hedgerows with some additional fencing in places. Site contains many established trees and hedgerows for amenity value and as internal boundaries, also includes sizeable pond in S portion of site. Site has road and vehicle access to Nobold Lane and Hanwood Rd. Pedestrian and cycle links via both to existing established network.	Agricultural and open space; residential to NE.	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, part of the site is an identified natural/semi-natural open space. This element 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 and 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 a grade 2 listed building. It is also in proximity of a number of 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 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 a Local Wildlife Site - Radbrook/Mousecroft Lane, 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 outside the development boundary within the open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. However, part of the site is an identified natural/semi-natural open space. This element 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 and 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 a grade 2 listed building. It is also in proximity of a number of 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 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 a Local Wildlife Site - Radbrook/Mousecroft Lane, 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.
SHR197	Land south east of Battlefield Roundabout, Shrewsbury	Shrewsbury	32.83	985	13.13	Large greenfield site adjacent to development boundary on NE corner of Shrewsbury. Currently in agricultural use for grazing/fodder crops. Site is split into 5 distinct field subdivided by established trees and hedgerows. Site is bounded by agricultural land and A53 to N, further agricultural land to E and S and by A49 bypass and residential development to W. Site boundaries are comprised largely of established trees and hedgerows on all sides and site also contains a number of small ponds. Site has road frontage and vehicle access onto A53. There are no pedestrian links currently and cycle access is via A53 to established network.	Agricultural and residential	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. 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 and into the site is subject to highway approval. The site is separated from the built form of the settlement by the A49, this will require due consideration. The site is within 300m of an historic battlefield, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 outside the development boundary 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 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 and into the site is subject to highway approval. The site is separated from the built form of the settlement by the A49, this will require due consideration. The site is within 300m of an historic battlefield, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.

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
SHR194	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, 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 located within and forms part of the Green Gap between Shrewsbury and Bayston Hill - retention of this Green Gap is an important policy principle will require significant consideration. 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 and/or their representatives; and any further necessary viability assessment work. However ad the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore, the site is located within and forms part of the Green Gap between Shrewsbury and Bayston Hill - retention of this Green Gap is an important policy principle will require significant consideration. 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.
SHR195	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 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 as the site is separated from the built form of the settlement by the A49 and A5124, this will require significant consideration. The site is also bounded by the railway line, A49 and A5124, this may have implications for the types of uses which are appropriate and site layout/ design. The site is also adjacent to an historic battlefield.	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 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 as the site is separated from the built form of the settlement by the A49 and A5124, this will require significant consideration. The site is also bounded by the railway line, A49 and A5124, this may have implications for the types of uses which are appropriate and site layout/ design. The site is also adjacent to an historic battlefield.
SHR196	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	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 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.
SHR197	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.	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 separation of the site from the built form of the settlement by the A49.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (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 development, 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 separation of the site from the built form of the settlement by the A49.

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
SHR198	Land north east of the Livestock Market and north east of Shrewsbury	Shrewsbury	48.89	1467	19.56	The site consists of a series of agricultural fields located to the north east of the Livestock Market and north of the A53.	Surrounding character is predominantly agricultural, with the exception of the adjacent livestock market/employment site and a small number of rural dwellings.	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, the site is separated from the development boundary by a livestock market and the A49/A53.	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 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 site is separated from the development boundary by a livestock market and the A49/A53, only employment which suits this setting could be considered. 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 a registered battlefield, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
SHR199	Land east of Ferry House, Shrewsbury	Shrewsbury	9.36	281	3.75	The site consists of two agricultural fields bounded by the railway line to the north, river on part of its western boundary and A5 to the east and south.	Surrounding character is predominantly agricultural.	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, a small portion 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 the site is separated from the built form of the settlement and the services and facilities within it by the River Severn, a significant physical barrier which will require due consideration, particularly for open market residential development. The sites only road frontage is onto the A49 and there are currently no junctions that would serve development of this site, therefore the ability to provide an appropriate access to and into the site is unclear and any proposed access would be subject to highway approval. The site is proximity to Local Wildlife Sites - River Severn and Monkmoor Pool, 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 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 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 site is separated from the built form of the settlement and the services and facilities within it by the River Severn, a significant physical barrier which will require due consideration. The sites only road frontage is onto the A49 and there are currently no junctions that would serve development of this site, therefore the ability to provide an appropriate access to and into the site is unclear and any proposed access would be subject to highway approval. The site is proximity to Local Wildlife Sites - River Severn and Monkmoor Pool, 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.
SHR200	Land adjacent to Ellesmere Road, opposite Mount Pleasant Road, Shrewsbury	Shrewsbury	6.18	185	2.47	The site consists of part of an agricultural field located to the west of Ellesmere Road.	Character to the north, 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 settlement development boundary. Therefore open market residential development is contrary to policy. Furthermore, the ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If this highway constraint can be addressed, the site may have long term potential for open market residential development, subject to appropriate policy changes and management of any other physical; heritage; or environmental constraints present. For instance, this site is adjacent to a Natura 2000 site, consequently, development is subject to an appropriate assessment under the Habitats Regulations and buffering is likely to be required. The proposed route of the NWRP runs through the site, this route needs to be protected and may have implications for the layout of development. The site contains and is in proximity of a number of veteran trees and 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. Additionally 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	The site is located adjacent to but outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the ability to provide an appropriate access to and into the site is subject to highway approval. Given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. If this highway constraint can be addressed, the site may have long term potential for other forms of employment development, subject to appropriate policy changes and management of any other physical; heritage; or environmental constraints present. For instance, this site is adjacent to a Natura 2000 site, consequently, development is subject to an appropriate assessment under the Habitats Regulations and buffering is likely to be required. The proposed route of the NWRP runs through the site, this route needs to be protected and may have implications for the layout of development. The site contains and is in proximity of a number of veteran trees and 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. Additionally 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.
SHR201	Land east of the Cattle Market, north east of Shrewsbury	Shrewsbury	4.92	148	1.97	The site consists of part of an agricultural field located to the east of the cattle market.	Character to the north, east and south is primarily agricultural. Character to the east is predominantly employment (cattle market and associated uses).	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, the site is separated from the development boundary by a livestock market and the A49/A53.	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 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 site is separated from the development boundary by a livestock market and the A49/A53, only employment which suits this setting could be considered. 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 a registered battlefield, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.
SHR203	Land West of Battlefield Road, Shrewsbury	Shrewsbury	2.58	77	1.03	Part of an agricultural field located to the rear of several commercial properties and a public house. The site is also located to the north of a large factory building. The site is allocated for employment development.	Character to the north is predominantly agricultural (allocated for residential development). Character to the east is predominantly commercial. Character to the south is also commercial, with the adjacent factory building and associated facility a key feature. Character to the west is also commercial (although the site is separated from this area by the railway line).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is an employment allocation. Therefore residential development is contrary to policy. Furthermore, a small portion of the site (along its southern boundary and some of the land at the potential access point) is located in flood zone 2 and/or 3, this may affect the location/suitability of the access, 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 the site and ensuring that it is not exposed to flood risk is subject to approval. If an appropriate access can be established then the site may have long term potential subject to appropriate policy changes and management of any other physical, heritage and environmental constraints present. For instance the site is located within a primarily commercial location, adjacent to a prominent factory building/site which operates 24/7, this will require significant consideration as it may have the potential to impact on residential amenity. There is also a need to ensure that any development does not effect the operation of this facility or any other surrounding commercial properties. The site is also in proximity of a registered battlefield, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 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. 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. However, part of the site (along its southern boundary and some of the land at the potential access point) 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 the site and ensuring that it is not exposed to flood risk is subject to approval. If an appropriate access can be established then the site is suitable for development subject to appropriate management of any physical, heritage and environmental constraints present. For instance, the site is in proximity of a registered battlefield, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Any uses will need to complement surrounding uses and the sites setting.

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
SHR198	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	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	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 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 separated from the development boundary by a livestock market and the A49/A53.	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 employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites associated with the adjacent livestock market/employment site, it may have long term potential for other forms of employment 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 as the site is separated from the development boundary by a livestock market and the A49/A53, only employment which suits this setting could be considered.
SHR199	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.	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. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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. The site is located within countryside, as such mixed use development is contrary to policy. Furthermore, a small portion of the site is located within flood zone 2 and/or 3, therefore this element of 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 remainder of the site may be suitable for development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval; and consideration of the sites separation from the built form of the settlement by the River Severn. Suitability is also subject to confirmation of the sites availability; 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	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). As the site is located within countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. However, a small portion of the site 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 be suitable for other forms of employment development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval; and consideration of the sites separation from the built form of the settlement by the River Severn. Suitability is also subject to confirmation of the sites availability; 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.
SHR200	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.	Long Term Potential - Subject to Further Detailed Assessment	The site is 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 given the known constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. The site is also adjacent to a Natura 2000 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 and/or their representatives; and any further necessary viability assessment work. However as the site is located adjacent to but outside the development boundary, 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 given the known highway constraints in the area it is likely that the suitability of an access to and into the site is dependent on the construction of the North West Relief Road. The site is also adjacent to a Natura 2000 site. If suitable mitigation of this identified constraint were possible, the sites development potential for other forms of employment 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.
SHR201	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.	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 promoted 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.	Rejected	The site is considered 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 separated from the development boundary by a livestock market and the A49/A53.	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 employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites associated with the adjacent livestock market/employment site, it may have long term potential for other forms of employment 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 as the site is separated from the development boundary by a livestock market and the A49/A53, only employment which suits this setting could be considered.
SHR203	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	Viability	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.	Achievable	Viability	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. Furthermore, part of the site (along its southern boundary and some of the land at the potential access point) 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 the site and ensuring that it is not exposed to flood risk is subject to approval. If an appropriate access can be established then 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. Such constraints include the fact that the site is located within a primarily commercial location, adjacent to a prominent factory building/site which operates 24/7, this will require significant consideration as it may have the potential to impact on residential amenity. There is also a need to ensure that any development does not effect the operation of this facility or any other surrounding commercial properties. 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 (apart from a small area located in flood zones 2 and/or 3 - this part 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) 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 the ability to provide an appropriate access to the site and ensuring that it is not exposed to flood risk is subject to approval. 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
SHR204	Land east of Battlefield Road, Shrewsbury	Shrewsbury	2.13	64	0.85	The site is approximately triangular shaped, located to the south of Battlefield Roundabout. It is bordered by the A512 to the west, the A49 to the east and a residential curtilage/coppice to the south. The site is allocated for employment development.	Character to the east is primarily agricultural. Character to the south is a mixture of residential and coppiced woodland. Character to the west is residential beyond which is agricultural (allocated for residential). Character to the north is a mixture of agricultural and commercial.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is an employment allocation. Therefore residential development is contrary to policy. However, the site may have long term potential subject to appropriate policy changes and management of any other physical, heritage and environmental constraints present. For instance the site is adjacent to Battlefield roundabout, appropriate buffering will be required. The site is also in proximity of a registered battlefield, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 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. 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 and environmental constraints present. For instance, the site is in proximity of a registered battlefield, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Any uses will need to complement surrounding uses and the sites setting.
SHR205	Shrewsbury West SUE - Churncote South, Shrewsbury	Shrewsbury	2.18	65	0.87	The site is part of an agricultural field located to the south east of Churncote Roundabout, east of the A5 and south of the A458. The site represents part of the Shrewsbury West Sustainable Urban Extension. The site is allocated for employment development.	Surrounding character is predominantly agricultural. However land to the south and east has been allocated for development (mixed use development).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is an employment allocation. Therefore residential development is contrary to policy. However, the site may have long term potential subject to appropriate policy changes and management of any other physical, heritage and environmental constraints present. For instance the site is adjacent to Churncote roundabout, appropriate buffering will be required. The ability to provide an appropriate access is subject to highway approval.	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 and environmental constraints present. For instance the site is adjacent to Churncote roundabout, appropriate buffering will be required. The ability to provide an appropriate access is subject to highway approval.
SHR206	Shrewsbury West SUE - Oxon Business Park Phase 2, Shrewsbury	Shrewsbury	4.94	148	1.98	Series of agricultural fields forming a linear site to the north of Shrewsbury. The sites northern boundary is formed by the proposed route of the Oxon Link Road. The site is allocated for employment development. The site forms part of the Shrewsbury West Sustainable Urban Extension.	Character to the north and west is predominantly agricultural (allocated for mixed use development), there is also housing, retail and a park and ride to the west. Character to the east is predominantly agricultural. Character to the south is a mix of residential, commercial and agricultural.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is an employment allocation. Therefore residential development is contrary to policy. However, the site may have long term potential subject to appropriate policy changes and management of any other physical, heritage and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The ability to provide an appropriate access is subject to highway approval.	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 and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The ability to provide an appropriate access is subject to highway approval.
SHR207	Shrewsbury West SUE - North of Oxon Link Road, Shrewsbury	Shrewsbury	10.00	300	4.00	Large site consisting of parts of a number of agricultural fields. The site is formed by Holyhead Road to the east, the route of the Oxon Link Road to the south, and a caravan site/grounds of Oxon Hall and the Severn Hospice to the north. The site is allocated for employment development. The site forms part of the Shrewsbury West Sustainable Urban Extension.	Character to the east is predominantly agricultural. Character to the south is agricultural (land allocated for employment development) beyond which the character is commercial. Character to the west is agricultural (land allocated for mixed use development). Character to the north is a mix of leisure and community care.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is an employment allocation. Therefore residential development is contrary to policy. However, the site may have long term potential subject to appropriate policy changes and management of any other physical, heritage and 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. 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. The ability to provide an appropriate access is subject to highway approval.	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 and 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. 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. The ability to provide an appropriate access is subject to highway approval.
SHR208	Shrewsbury West SUE - Churncote North, Shrewsbury	Shrewsbury	1.17	35	0.47	Triangular site, representing part of an agricultural field. The site is bounded by the A458 (Welshpool Road) to the south; Calcott Lane to the east; and the proposed route of the Oxon Link Road to the North. The site has been allocated for employment development. The site represents part of the Shrewsbury West Sustainable Urban Extension.	Surrounding character is predominantly agricultural, although land to the south and east has been allocated for mixed use development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is an employment allocation. Therefore residential development is contrary to policy. However, the site may have long term potential subject to appropriate policy changes and management of any other physical, heritage and environmental constraints present. For instance the site is adjacent to Churncote roundabout, appropriate buffering will be required. The ability to provide an appropriate access is subject to highway approval. The site is adjacent to the proposed rout of the Oxon Link Road. There is a need to ensure that any development on this site facilitates and does not compromise the provision of this infrastructure.	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 and environmental constraints present. For instance the site is adjacent to Churncote roundabout, appropriate buffering will be required. The ability to provide an appropriate access is subject to highway approval. The site is adjacent to the proposed rout of the Oxon Link Road. There is a need to ensure that any development on this site facilitates and does not compromise the provision of this infrastructure.

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
SHR209	Land North of A5/A458 Welshpool Road Roundabout, Shrewsbury	Shrewsbury	6.95	208	2.78	An irregularly shaped site consisting of parts of two agricultural fields, located to the north of Welshpool Road Roundabout.	Surrounding uses are primarily agricultural and residential. Land to the east of the site is allocated for mixed use 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 open market residential development is 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 implications on the loss of the gap between Shrewsbury and Calcott would require consideration. The site would be located to the north of the proposed route of the Oxon Link Road, which would create a level of separation from the settlement of Shrewsbury, which would require due consideration. The ability to provide an appropriate highway access to and into the site 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. 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 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 management of any physical, heritage and environmental constraints present. For instance the implications on the loss of the gap between Shrewsbury and Calcott would require consideration. The site would be located to the north of the proposed route of the Oxon Link Road, which would create a level of separation from the settlement of Shrewsbury, which would require due consideration. The ability to provide an appropriate highway access to and into the site 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. 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.
SHR210	Land north of Oxon Business Park, Shrewsbury	Shrewsbury	1.22	37	0.49	The site consists of part of an agricultural field and an area in employment use associated with the adjacent employment site.	Surrounding character is a mix of agricultural and commercial. Much of the adjacent agricultural land is allocated for employment 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 open market residential development is contrary to policy. However, the site may have long term potential subject to appropriate policy changes and management of any other physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is adjacent to an existing employment area, the relationship between this site and the employment area will therefore require due consideration. The likely point of access would be through the adjacent employment site, which is likely to have implications for residential amenity.	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 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 management of any other physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval.
SHR211	Land at Hollydene, Shrewsbury	Shrewsbury	0.45	14	0.18	The site consists of a large dwelling and its curtilage.	Surrounding character is predominantly residential.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary. Therefore open market residential development is suitable in principle. Suitability is subject to appropriate 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 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.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary. Therefore open market residential development is suitable in principle. Suitability is subject to appropriate 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 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. The site is in a predominantly residential area, therefore any employment proposed will need to reflect this context and is likely limited to office based employment.
SHR212	Land east of Sundorne Pool, East of Shrewsbury	Shrewsbury	3.70	111	1.48	The site consists of an agricultural field located to the east Sundorne Pool and north of the B5062.	Surrounding uses are predominantly agricultural. However the site is located adjacent to the Severn Acres Sports Centre.	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, a small portion of the site is located within flood zones 2 and/or 3 (western boundary), 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 separated from the built form of the settlement by agricultural fields and the A49 which represents a significant physical barrier. Due to these factors the site is considered 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, a small portion of the site is located within flood zones 2 and/or 3 (western boundary), 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 separated from the built form of the settlement by agricultural fields and the A49 which represents a significant physical barrier. Due to these factors the site is considered unsuitable for development.
SHR213	Land at Underdale, Shrewsbury	Shrewsbury	14.96	449	5.98	The site consists of a series of agricultural fields located within a loop of the river severn.	Surrounding uses are a mix of residential, agricultural and leisure (a golf driving range).	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, 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 may have long term potential subject to appropriate policy changes and management of any other physical, heritage and 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 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 outside the development boundary within the open countryside. As such 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. The remainder of the site may have long term potential for other forms of employment subject to appropriate policy changes and management of any other physical, heritage and 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 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 in a predominantly residential area, therefore any employment proposed will need to reflect this context and is likely limited to office based employment.

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
SHR209	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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. 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 need to consider the implications on the loss of the gap between Shrewsbury and Calcott and the fact that the site would be located to the north of the proposed route of the Oxon Link Road, which would create a level of separation from the settlement of Shrewsbury.	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 need to consider the implications on the loss of the gap between Shrewsbury and Calcott and the fact that the site would be located to the north of the proposed route of the Oxon Link Road, which would create a level of separation from the settlement of Shrewsbury.
SHR210	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.	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. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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	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 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 site is considered available; achievable; and viable (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 development, 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.
SHR211	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	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 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 appropriate 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	The site is suitable for development. 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
SHR212	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.	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'. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 located outside the development boundary within the 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 boundary), 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 separated from the built form of the settlement by agricultural fields and the A49 which represents a significant physical barrier. Due to these factors the site is considered unsuitable for development.	Rejected	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However as the site is located outside the development boundary within the 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 boundary), 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 separated from the built form of the settlement by agricultural fields and the A49 which represents a significant physical barrier. Due to these factors the site is considered unsuitable for development.
SHR213	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	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	Viability	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). 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, 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 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	The site is considered available; achievable; and viable (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, 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 may have long term potential for other forms of employment, 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.

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
SHR215	Land adjacent to Salop Leisure, Emstrey Bank, Shrewsbury	Shrewsbury	2.18	65	0.87	Greenfield site outside development boundary. Part of the site is in agricultural use, the remainder of the site forms part of the landscaping associated with the touring caravan site and fishing pond to the south.	To the north and east land uses are predominantly agricultural. To the south land uses are predominantly leisure based (caravan site and fishing pond). To the west land uses are commercial (caravan sales at Salop Leisure).	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 the site is not considered to have long term potential as it is separated from the development boundary by agricultural fields/the Salop Leisure site and the A5 which is a significant physical barrier. 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. 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 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 not considered to have long term potential for other forms of employment as it is separated from the development boundary by agricultural fields/the Salop Leisure site and the A5 which is a significant physical barrier. 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. 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.
SHR216	Land East of Holyhead Road, Shrewsbury	Shrewsbury	23.15	695	9.26	A large site consisting of a number of agricultural fields located to the north of Shelton Lane, east of Holyhead Road, west of the river severn and south of Spring Coppice.	Character to north and east is predominantly agricultural. Character to the south is a mix of wooded areas and residential development. Character to the west is mixed, including agricultural land (much of which is allocated for mixed use development), healthcare facilities, employment facilities.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside the settlement development boundary. As such open market residential development is contrary to policy. Furthermore part of the site (northern element) contains 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. This element of the site and an appropriate buffer is therefore unsuitable for development. The remainder of 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 projects into the countryside north of Shrewsbury, this will require due consideration. The ability to provide an appropriate access to, into and through the site is subject to highway approval. 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 a registered park/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. Due to peripheral location and elongated shape projecting away from the settlement into the countryside, only limited number of facilities and services accessible within appropriate distance, although there is potential for on site service provision.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, part of the site (northern element) contains 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. This element of the site and an appropriate buffer is therefore unsuitable for development. The remainder of 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 projects into the countryside north of Shrewsbury, this will require due consideration. The ability to provide an appropriate access to, into and through the site is subject to highway approval. 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 a registered park/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. Due to peripheral location and elongated shape projecting away from the settlement into the countryside, only limited number of facilities and services accessible within appropriate distance, although there is potential for on site service provision.
SHR217	The Pitch and Putt, Shrewsbury	Shrewsbury	3.26	98	1.30	the site consists of the Shrewsbury Pitch and Putt Site, and Bannatynes Health Club. The site is bounded by Hazeldine Way to the north, Oteley Road to the south, Meole Brace roundabout to the west and the railway line to the east.	Surrounding uses are varied, including open space (golf course), residential, commercial and retail.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary. However approximately 50% 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. The remainder of the site is suitable in principle for open market residential development subject to material considerations and management of any physical, heritage and environmental constraints present. For instance the suitability of the access to serve alternative uses of the site will require highways approval. The site is 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.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary. However approximately 50% 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. The remainder of the site is suitable in principle for employment development subject to material considerations and management of any physical, heritage and environmental constraints present. For instance the suitability of the access to serve alternative uses of the site will require highways approval. The site is 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.
STC001	Stanmore Industrial Estate	Stanmore	18.03	541	7.21	A former airfield, the site is now an active and protected employment site inset within the Green Belt. The site is located to the east of Bridgnorth.	Character to the north and east is predominantly agricultural. Character to the south and west is predominantly woodland within Stanmore Country Park.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is identified as a protected employment site. As such open market residential development on the site would be contrary to policy. However the site may have long term potential subject to appropriate changes to policy and management of any physical, heritage and environmental constraints present. For instance as a former airfield and current employment site, there is likely to be contaminants present which will require due consideration. The site is separated from the built form of Bridgnorth forming a self-contained employment site, the suitability of a self-contained residential site in this location would require due consideration. The relationship between the site and Bridgnorth will require due consideration.	Currently Suitable - Subject to Further Detailed Assessment	The site is a protected employment site. Therefore employment development on the site would be considered an appropriate use. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance as a former airfield and current employment site, there is likely to be contaminants present which will require due consideration.
STC002	Land adjacent Hickman Road, Stanmore Industrial Estate	Stanmore	4.56	137	1.83	The site was formerly part of the RAF Stanmore campus. Whilst the rest of the site was converted to an industrial estate, this component was allowed to naturalise. The site forms the gap between Stanmore Industrial Estate and The Hobbins (residential).	To the north are residential dwellings at The Hobbins, and agricultural land. To the east is agricultural land. To the south is Stanmore Industrial Estate and a wooded area (Stanmore Country Park). The wooded area (Stanmore Country Park) continues to the west of the site as do residential dwellings at The Hobbins.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore, the site forms the gap between Stanmore Industrial Estate and The Hobbins (residential), this will require due consideration. As a former airfield, there is likely to be contaminants present which will require due consideration. The site is closely associated with the adjacent Stanmore Industrial Estate and employment uses upon it, this will require due consideration.	Not Suitable	The site is located in the Green Belt. As such employment development is contrary to policy. Furthermore, the site forms the gap between Stanmore Industrial Estate and The Hobbins (residential), this will require due consideration. As a former airfield, there is likely to be contaminants present 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
SHR215	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.	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. Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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. Furthermore part of the site is not considered to have long term potential as it is separated from the development boundary by agricultural fields/the Salop Leisure site and the A5 which is a significant physical barrier.	Rejected	The site is considered available; achievable; and viable (subject to 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. However, the site is not considered to have long term potential for other forms of employment as it is separated from the development boundary by agricultural fields/the Salop Leisure site and the A5 which is a significant physical barrier.
SHR216	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 purposes 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.	Achievable	Viability	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 part of the site (northern element) contains 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. This element of the site and an appropriate buffer is therefore unsuitable for development. 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. Such constraints include the fact that the site projects into the countryside north of Shrewsbury, this will require due consideration.	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 as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes. Furthermore part of the site (northern element) contains 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. This element of the site and an appropriate buffer is therefore unsuitable for development. The remainder of the site may have long term potential for other forms of employment, 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 north of Shrewsbury, this will require due consideration.
SHR217	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.	Accepted - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Approximately 50% 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. The remainder of the site is suitable in principle for open market residential development 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, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Approximately 50% 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. The remainder of the site is suitable in principle for employment development 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.
STC001	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	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	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 open market development as it is protected employment land. 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. For instance the relationship between the site and Bridgnorth will require due consideration.	Accepted - Subject to Further Detailed Assessment	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment). Suitability is subject to appropriate 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.
STC002	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	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	Viability	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 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 site forms the gap between Stanmore Industrial Estate and The Hobbins (residential), this will require due consideration. As a former airfield, there is likely to be contaminants present which will require due consideration. The site is closely associated with the adjacent Stanmore Industrial Estate and employment uses upon it, this will require due consideration.	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 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 site forms the gap between Stanmore Industrial Estate and The Hobbins (residential), this will require due consideration. As a former airfield, there is likely to be contaminants present 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
STC003	Grove Farm, Stourbridge Road, Stanmore	Stanmore	8.86	266	3.54	The site consists of a farm, including a number of farm units and associated agricultural fields. The site lies to the south of Stanmore Country Park and a small group of dwellings at Stanmore. South of the site is Stanmore Hall Touring Caravan Park.	Character to the north is a mix of woodland (Stanmore Country Park) and residential dwellings at Stanmore. Character to east and west is predominantly agricultural. Character to the south is a mix of woodland, agricultural land and a caravan site (Stanmore Hall Touring Caravan Park).	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore, the site is in proximity of a large 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 in proximity of a listed building (Stanmore Hall), therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 relationship between the site and Bridgnorth will require due consideration.	Not Suitable	The site is located in the Green Belt. As such employment development is contrary to policy. Furthermore, the site is in proximity of a large 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 in proximity of a listed building (Stanmore Hall), therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 relationship between the site and Bridgnorth will require due consideration.
STC004	Stanmore Country Park	Stanmore	33.92	1018	13.57	The site is an extensive Country Park located to the west of Stanmore Industrial Estate, forming part of the gap between the Estate and the settlement of Bridgnorth. The site was formerly part of the RAF Stanmore Campus.	Character to the west is predominantly agricultural. Character to the north is a mix of commercial uses at Stanmore Industrial Estate and residential dwellings at The Hobbins. Character to the east is a mix of the commercial uses at Stanmore Industrial Estate and agricultural land. Character to the south is predominantly agricultural, however there is also a small group of dwellings and a touring caravan site.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Additionally, the site is an identified Country Park, 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 site forms a buffer of the Stanmore Industrial Estate, any change to this area will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval. The relationship between the site and Bridgnorth will require due consideration. The site is in proximity of a tree subject to TPO protection and 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.	Not Suitable	The site is located in the Green Belt. As such employment development is contrary to policy. Additionally, the site is an identified Country Park, 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 site forms a buffer of the Stanmore Industrial Estate, any change to this area will require due consideration. The ability to provide an appropriate access into the site is subject to highway approval. The relationship between the site and Bridgnorth will require due consideration. The site is in proximity of a tree subject to TPO protection and 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.
STC005	Land west of the Hobbins	Stanmore	3.03	91	1.21	A parcel of land located between housing at The Hobbins and the A454.	Character to north and west is predominantly agricultural. Character to the east is primarily residential. Character to the south is a mix of agricultural and woodland within Stanmore Country Park.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore, the site is adjacent to residential dwellings in the Hobbins, any development on the site would need to reflect this setting.	Not Suitable	The site is located in the Green Belt. As such employment development is contrary to policy. Furthermore, the site is adjacent to residential dwellings in the Hobbins, any development on the site would need to reflect this setting.
STC006	Land at the Hobbins, Bridgnorth	Stanmore	2.03	61	0.81	A parcel of land located within The Hobbins.	Immediate character to the north, east and south is residential, beyond which it is agricultural to the north and east and woodland (Stanmore Country Park) to the south. Character to the west is agricultural.	Not Suitable	The site is located in the Green Belt. As such open market residential development is contrary to policy. Furthermore, the site is adjacent to residential dwellings in the Hobbins, any development on the site would need to reflect this setting.	Not Suitable	The site is located in the Green Belt. As such employment development is contrary to policy. Furthermore, the site is adjacent to residential dwellings in the Hobbins, any development on the site would need to reflect this setting.
UFF001	Land west of Gables Farm, Uffington	Uffington near Shrewsbury	3.91	117	1.56	The site consists of a large and linear agricultural field located to the north of Uffington. Site boundaries are predominantly agricultural field boundaries.	Primarily agricultural with some rural dwellings.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. Whilst Uffington is an identified and proposed Community Cluster, appropriate development is limited to suitable small-scale infill development and conversion of existing buildings. The site is very large and projects into the countryside. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. The site is also very large and projects into the countryside. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

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
UFF002	Land adjacent to the canal, Uffington	Uffington near Shrewsbury	1.84	55	0.74	The site consists of two agricultural fields, which are somewhat detached from the built form of Uffington. Site boundaries are agricultural field boundaries.	Agricultural.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. The site is also separated from the built form of Uffington. Whilst Uffington is an identified and proposed Community Cluster, appropriate development is limited to suitable small-scale infill development and conversion of existing buildings. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. The site is also separated from the built form of Uffington. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
UFF003X	Land at The Old Malt House, Uffington	Uffington near Shrewsbury	0.09	3	0.03						
UFF004	Land at west of Manor Farm, Uffington	Uffington near Shrewsbury	0.67	20	0.27	The site consists of a field located to the rear of properties fronting onto Chirch Road. The site has no obvious road frontage.	Agricultural to the south. Residential to the east. The river is to the west. To the north are various landuses including open space, scrubland and the river.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. Whilst Uffington is an identified and proposed Community Cluster, appropriate development is limited to suitable small-scale infill development and conversion of existing buildings. As such open market residential development is contrary to policy and it is not considered that this position is likely to change. Furthermore the site appears to be landlocked without any obvious road frontage.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change. However, the site appears to be landlocked without any obvious road frontage.
UFF005	Land at Bridge Farm, Uffington	Uffington near Shrewsbury	1.60	48	0.64	The site consists of a rectangular agricultural field located to the south of Uffington. Site boundaries are defined by agricultural field boundaries.	Primarily agricultural, although there are large rural dwellings on large plots to the north and farm buildings to the east.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. Whilst Uffington is an identified and proposed Community Cluster, appropriate development is limited to suitable small-scale infill development and conversion of existing buildings. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
UFF006	Rear of hall opposite Mill Lane, Uffington	Uffington near Shrewsbury	1.92	58	0.77	An irregularly shaped site consisting of a series of agricultural fields wrapping around properties in Uffington. Site boundaries consists of agricultural field boundaries, wooded belts and property curtilages.	Character to the east is agricultural. Character to the north is a mix of woodland, agricultural and residential. Character to the west is residential. Character to the south is a mix of residential and agricultural.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. Whilst Uffington is an identified and proposed Community Cluster, appropriate development is limited to suitable small-scale infill development and conversion of existing buildings. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
UFF007	Land North of Bridge Farm, Uffington	Uffington near Shrewsbury	1.13	34	0.45	The site consists of a series of agricultural fields to the south of Uffington. Site boundaries are defined by agricultural field boundaries.	Primarily agricultural, although there are large dwellings to the west and north and a farm complex to the south.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. Whilst Uffington is an identified and proposed Community Cluster, appropriate development is limited to suitable small-scale infill development and conversion of existing buildings. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.

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
UFF008	Adjoining Church Road, Uffington	Uffington near Shrewsbury	0.46	14	0.18	The site consists of a rectangular strip of an agricultural field. The sites eastern boundary is defined by property curtilages, northern boundary by the road, southern boundary by an agricultural field boundary, western boundary is undefined running through an agricultural field.	Primarily agricultural to north, west and south. Residential to east.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. Whilst Uffington is an identified and proposed Community Cluster, appropriate development is limited to suitable small-scale infill development and conversion of existing buildings. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WEM002	Land to east of Wem Industrial Estate, Wem	Wem	14.13	424	5.65	Agricultural field SW of Lower Lacon Caravan Park and B5065 Prees Rd.	Agricultural. Wem industrial estate to NW and Caravan Park to N	Not Suitable	The site is located outside of the settlement development boundary. Consequently open market residential development on the site would be contrary to policy. Approximately 35% of the site is located within flood zone 2 and 25% in flood zone 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. Furthermore as the site is separated from the built form of Wem in an isolated location, it is not considered to have long term potential.	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. However, approximately 35% of the site is located within flood zone 2 and 25% in flood zone 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. Furthermore as the site is separated from the built form of Wem in an isolated location, it is not considered to have long term potential for other forms of employment development.
WEM003	Land at Coed Hill, Wem	Wem	3.11	93	1.24	Two small pastures with high hedges to the north, south and east and dividing the fields.	Housing (n & w), promoted development land (e), agriculture & river (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. Furthermore, approximately 20% of the site is located in flood zones 2/3, 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 management of any physical, heritage and 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 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.	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, approximately 20% of the site is located in flood zones 2/3, 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 development, subject to appropriate policy changes and management of any physical, heritage and 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 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.
WEM004	Land at Wem Industrial Estate, Wem	Wem	2.13	64	0.85	Former military land, now willow scrub woodland, pasture and overgrown fallow land with an industrial estate access running along W boundary. Fencing and some hedging to boundaries	Wem Industrial Estate to N, Souton Rd to S, access to Aston Grange to E	Not Suitable	The site is located adjacent outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore as the site is separated from the built form of Wem, it is not considered to have long term potential for open market residential development. The site is also adjacent to an established industrial estate, which has implications for residential amenity. The ability to access services and facilities from the site is also constrained as access is limited by distance from town centre as well as highway and traffic issues associated with the rail crossing.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, although the site is separated from the built form Wem, it is adjacent to Wem Industrial Estate and as such may have long term potential for other employment uses in support of this estate, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The ability to access services and facilities from the site is constrained as access is limited by distance from town centre as well as highway and traffic issues associated with the rail crossing. 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. Appropriate investigation and management of environmental assets will also be required.
WEM005	Land West of the Industrial Estate, Wem	Wem	8.46	254	3.38	Triangular area of grazing land East of Wem and railway line, west of Industrial Estate	Housing (s), Industrial estate (n), railway line (e), agriculture (w)	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 only potential point of access into the site is from within the adjacent industrial estate, which is unlikely to be appropriate for a residential development. As the site is adjacent to an established industrial estate, there are also implications for residential amenity. The ability to access services and facilities from the site is also constrained as access is limited by distance from town centre as well as highway and traffic issues associated with the rail crossing.	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, as the site is adjacent to Wem Industrial Estate and the likely access is through this estate, the site may have long term potential for other employment uses in support of this estate, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance there is a need to provide an appropriate buffer to surrounding uses. The ability to access services and facilities from the site is also constrained as access is limited by distance from town centre as well as highway and traffic issues associated with the rail crossing. 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.

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
UFF008	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 not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. Whilst Uffington is an identified and proposed Community Cluster, appropriate development is limited to suitable small-scale infill development and conversion of existing buildings. As such open market residential development is contrary to policy and it is not considered that this position is likely to change.	Rejected	The site is not considered to be located within or in proximity of an existing or proposed Strategic/Principal/Key Centre or Community Hub. As such suitable employment development is limited to small scale rural enterprise and diversification schemes and it is not considered that this position is likely to change.
WEM002	Availability Unknown	The site was promoted within 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 was promoted within 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	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; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities, although it is distant from this site and there are no pedestrian links between them. However, the site is not suitable for open market residential development as it is located in the countryside and isolated 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 and/or their representatives; and any further necessary viability assessment work. Furthermore, the associated settlement offers a range of services and facilities, although it is distant from this site and there are no pedestrian links between them. However, the site is not suitable for employment development (other than small scale rural enterprise and diversification schemes) as it is located in the countryside and isolated from the built form of the settlement.
WEM003	Currently Available	The site has been promoted for a combination of open market and affordable housing through the 2017 call for sites. 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 promoted for a combination of open market and affordable housing, 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 this matter. 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; viable and achievable (subject to any further necessary viability assessment). 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 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; the exclusion of the areas in Flood Zones 2 and/or 3 from development (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); 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. 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 as the site is located in open countryside, suitable employment development is limited to small scale rural enterprise and diversification schemes, excluding the area located within Flood Zones 2 and/or 3 which 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 may have long term potential for other forms of employment use, subject to appropriate changes to policies affecting this location; the exclusion of the areas in Flood Zones 2 and/or 3 from development (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); 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. The associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
WEM004	Availability Unknown	The site was promoted during a previous SHLAA 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.	Availability Unknown	The site was promoted during a previous SHLAA 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 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; and any further necessary viability assessment work. However, the site is not currently suitable for development as it is located in the countryside outside and separate from the development boundary, where open market residential development is currently contrary to policy. Furthermore as the site is separated from the built form of Wem, it is not considered to have long term potential for open market residential development.	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. However, as the site is located in the countryside outside and separate from the development boundary, suitable employment development is limited to small scale rural enterprise and diversification schemes. Although the site is separated from the built form Wem, it is adjacent to Wem Industrial Estate and as such may have long term potential for other employment uses in support of this estate, subject to appropriate changes to policies affecting this location; confirmation of the sites availability, achievability and viability; 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.
WEM005	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. 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 only potential point of access into the site is from within the adjacent industrial estate, which is unlikely to be appropriate for a residential development.	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, as the site is located in the countryside outside and separate from the development boundary, suitable employment development is limited to small scale rural enterprise and diversification schemes. As the site is adjacent to Wem Industrial Estate and the likely access is through this estate, the site may have long term potential for other employment uses in support of this estate, 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.

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
WEM006	Coed Hill, Aston Road, Wem	Wem	1.15	34	0.46	Residential curtilage	Housing (n & w), promoted development land (e), 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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Access to services and facilities is constrained by highway and traffic issues associated with the rail crossing.	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 development, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Access to services and facilities is constrained by highway and traffic issues associated with the rail crossing.
WEM007	Land south of Aston Road, Wem	Wem	2.31	69	0.92	The area consists of two small pastures with high hedges to the north, south and east and dividing the fields.	Housing (n, e & w), sewage treatment works to SW, 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. Furthermore the southern part of the site (approximately 35% is located in flood zone 2 (with a smaller area in flood zone 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 management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Access to services and facilities is constrained by highway and traffic issues associated with the rail crossing. The site contains a tree 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 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.	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 southern part of the site (approximately 35% is located in flood zone 2 (with a smaller area in flood zone 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 development, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Access to services and facilities is constrained by highway and traffic issues associated with the rail crossing. The site contains a tree 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 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.
WEM009	land behind Fothergill Way, Wem	Wem	5.28	159	2.11	Agricultural land bounded by hedges in floodplain north of River Roden and SW of Wem, bounded by watercourses and not adjoining the Development Boundary	Agricultural land. Residential areas (not adjoining) to the N and E	Not Suitable	The site is located adjacent outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Additionally the site is not currently suitable for development as approximately 75% of it is located within flood zones 2 and/or 3, and the element of the site that is not located within flood zones 2 and/or 3 is surrounded by land within these flood zones. 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. Furthermore the site does not appear to have a road frontage and all potential access routes are located in flood zones 2 and/or 3. Both issues make the site unsuitable for development.	Not Suitable	The site is located adjacent 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 currently suitable for development as approximately 75% of it is located within flood zones 2 and/or 3, and the element of the site that is not located within flood zones 2 and/or 3 is surrounded by land within these flood zones. 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. Furthermore the site does not appear to have a road frontage and all potential access routes are located in flood zones 2 and/or 3. Both issues make the site unsuitable for development.
WEM010	Land off Pym's Road, Wem	Wem	4.17	125	1.67	agricultural field on gently sloping ground with hedgerow / fenced boundaries	Housing (e), hotel (s), 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 appropriate policy changes and 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. Appropriate investigation of potential heritage assets is also required. Site is crossed by a high pressure gas main.	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 development, subject to appropriate policy changes and 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. Appropriate investigation of potential heritage assets is also required. Site is crossed by a high pressure gas main.
WEM011	Land off The Whitchurch Road Creamore Farm, Wem	Wem	2.90	87	1.16	Agricultural land bounded by hedges / fencing.	Currently surrounded by agricultural land, remote from Wem urban boundary. Promoted land WEM013 to 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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Development may impact adversely on the New St. junction and existing town centre traffic problems, which will require due 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 these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 development, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Development may impact adversely on the New St. junction and existing town centre traffic problems, which will require due 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 these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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
WEM013	Land to the north-east of Millhouse Farm, Wem	Wem	5.57	167	2.23	Agricultural fields, bounded by hedges north of Wem, East of Whitchurch Road, West half of site (fields 7194 & 8693) is within Wem TC parish. Watercourse along Northern boundary and crossing middle of site N-S	Residential S, promoted land N, agriculture E&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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Development may impact adversely on the New St. junction and existing town centre traffic problems, which will require due 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 these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 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 development, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Development may impact adversely on the New St. junction and existing town centre traffic problems, which will require due 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 these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
WEM014	Land to the East of Wem	Wem	2.23	67	0.89	Former military site, now rough grazing and woodland	Industrial estate (n) promoted development land (e), agriculture (w)	Not Suitable	The site is located adjacent outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore as the site is separated from the built form of Wem, it is not considered to have long term potential for open market residential development. The site is also adjacent to an established industrial estate, which has implications for residential amenity. The ability to access services and facilities from the site is also constrained as access is limited by distance from town centre as well as highway and traffic issues associated with the rail crossing.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, although the site is separated from the built form Wem, it is adjacent to Wem Industrial Estate and as such may have long term potential for other employment uses in support of this estate, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The ability to access services and facilities from the site is constrained as access is limited by distance from town centre as well as highway and traffic issues associated with the rail crossing. 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. Appropriate investigation and management of environmental assets will also be required.
WEM016	Land to the rear of Garth Erfyl, Souldon Road, Wem	Wem	1.46	44	0.58	agricultural land bounded by hedges NE of Hazlitt Place	Housing (s), railway line (e), agriculture (n & 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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Access to services and facilities in the town may be constrained by highway and traffic issues associated with the rail crossing, this will require due 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 these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 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 the ability to provide an appropriate access to and into the site is subject to highway approval. Access to services and facilities in the town may be constrained by highway and traffic issues associated with the rail crossing, this will require due 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 these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
WEM018	Land behind 18-34 Aston Road, Wem	Wem	1.27	38	0.51	Vacant open land / rough grazing within development boundary, enclosed by housing (S & E) and the railway (N & W)	housing (S & E) and the railway (N & W)	Currently Suitable - Subject to Further Detailed Assessment	Suitable location subject to appropriate design and management of the physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Access to services and facilities in the town may be constrained by highway and traffic issues associated with the rail crossing, this will require due consideration. The site is 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. 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	Suitable location subject to appropriate design and management of the physical, heritage and environmental constraints present. For instance any proposed employment uses must complement the sites setting, this may limit appropriate employment to B1 uses. The ability to provide an appropriate access to and into the site is subject to highway approval. Access to services and facilities in the town may be constrained by highway and traffic issues associated with the rail crossing, this will require due consideration. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
WEM020	Millfield's, Mill Street, Wem	Wem	0.41	12	0.16	Former Mill race, bounded by New St and Mill House (E) open floodplain land (W), River Roden and residential (S) and residential (N)	New St and Mill House (E) open floodplain land (W), River Roden and residential (S) and residential (N)	Currently Suitable - Subject to Further Detailed Assessment	Over 60% within Flood Zones 2 and/or 3, this portion 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. Much of the site located outside of flood zones 2 and/or 3 is located within the development boundary, therefore this element of the site may be suitable for development, subject to confirmation of the ability to establish a safe access and management of any other physical, heritage and environmental constraints. For instance the site is located within a Conservation Area 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. There are also potentially protected species located in proximity of the site.	Currently Suitable - Subject to Further Detailed Assessment	Over 60% within Flood Zones 2 and/or 3, this portion 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. Much of the site located outside of flood zones 2 and/or 3 is located within the development boundary, therefore this element of the site may be suitable for development, subject to confirmation of the ability to establish a safe access and management of any other physical, heritage and environmental constraints. For instance the site is located within a Conservation Area 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. There are also potentially protected species located in proximity of the site.

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
WEM013	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.	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.	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. 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, 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.
WEM014	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, 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 this matter. 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.	Achievable	Viability	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.	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 outside and separate from the development boundary, where open market residential development is currently contrary to policy. Furthermore as the site is separated from the built form of Wem, it is not considered to have long term potential for open market residential development.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However, as the site is located in the countryside outside and separate from the development boundary, suitable employment development is limited to small scale rural enterprise and diversification schemes. Although the site is separated from the built form Wem, it is adjacent to Wem Industrial Estate and as such may have long term potential for other employment uses in support of this estate, 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.
WEM016	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 this matter. 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). 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. 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.
WEM018	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	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 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 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 appropriate forms of employment development. 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. 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. Such constraints include the identification of an appropriate type, design and layout. The site therefore has long term potential for appropriate employment development subject confirmation of the sites availability, achievability and viability.
WEM020	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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. Over 60% within Flood Zones 2 and/or 3, this portion 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. Much of the site located outside of flood zones 2 and/or 3 is located within the development boundary, therefore this element of the site may be suitable for development, subject to confirmation of the ability to establish a safe access and management of any other physical, heritage and environmental constraints (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	Viability, achievability and availability is unknown, where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. Over 60% within Flood Zones 2 and/or 3, this portion 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. Much of the site located outside of flood zones 2 and/or 3 is located within the development boundary, therefore this element of the site may be suitable for development, subject to confirmation of the ability to establish a safe access and management of any other physical, heritage and environmental constraints (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
WEM021	Builders Yard, New Street, Opposite Park Road, Wem	Wem	0.30	9	0.12	Former builders yard bounded by walls to side and rear. Buildings on New St frontage and N end of site	Residential (N & S), employment uses to E and W	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is not currently suitable for residential development as it is a protected employment site. The site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the development may impact adversely on the New St. junction and existing town centre traffic problems, any impact would need to be mitigated and 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 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within proximity of a number of TPO's, therefore 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.	Currently Suitable - Subject to Further Detailed Assessment	Suitable subject to appropriate design and management of any physical, heritage and environmental constraints. Specifically the development may impact adversely on the New St. junction and existing town centre traffic problems, any impact would need to be mitigated. 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 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within proximity of a number of TPO's, therefore 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.
WEM025	Land off Trentham Road, Wem	Wem	1.27	38	0.51	Agricultural field on the NW edge of the built area of Wem, bounded by hedges	Residential (S&E); Agric (N); promoted land and isolated 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. 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 ability to provide an appropriate access to and into the site 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 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 development, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Any proposed employment use must be compatible with adjoining residential use and site layout and design important to minimise impact on surrounding residential 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.
WEM026	Land off Soulton Road (Opposite Cricket Ground), Wem	Wem	2.31	69	0.92	Adjoining development boundary on W edge of Wem. Agricultural field bound by hedges / fences north of Soulton Rd between Ash Grove E and residential area on Soulton Rd W	Housing (s / e / w), agriculture / promoted land (n / ne)	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 ability to provide an appropriate access to and into the site is subject to highway approval. Town centre facilities and services are approximately 750 metres east of the site, but access may be constrained by highway and traffic issues associated with the rail crossing. 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 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 the ability to provide an appropriate access to and into the site is subject to highway approval. Town centre facilities and services are approximately 750 metres east of the site, but access may be constrained by highway and traffic issues associated with the rail crossing. 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.
WEM027	Land to the north of Fismes Way, Wem	Wem	1.64	49	0.66	Agricultural fields, bounded by hedges north of Wem, East of Whitchurch Road, within Wem TC parish. Watercourse along Northern and W boundary. Site is outside but adjoining development boundary.	Residential S, promoted land N&W, agriculture & railway line 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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Development may impact adversely on the New St. junction and existing town centre traffic problems.	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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Development may impact adversely on the New St. junction and existing town centre traffic problems. Any employment uses on the site will need to complement surrounding uses.
WEM028X	Land at Maymyo	Wem	0.12	N/A	N/A						
WEM029	Land adjoining Wem Industrial Estate, Souton Road, Wem	Wem	2.35	70	0.94	Former military site, now rough grazing with electricity sub-station on N boundary. Wem industrial estate to N and Aston Park residential estate development to S.	Industrial estate (N), Residential (S), promoted land E&W	Not Suitable	The site is located adjacent outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore as the site is separated from the built form of Wem, it is not considered to have long term potential for open market residential development. The proposed access through the adjacent industrial estate is also unlikely to be appropriate for open market residential development. The site is also adjacent to an established industrial estate, which has implications for residential amenity. The ability to access services and facilities from the site is also constrained as access is limited by distance from town centre as well as highway and traffic issues associated with the rail crossing.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, although the site is separated from the built form Wem, it is adjacent to Wem Industrial Estate and as such may have long term potential for other employment uses in support of this estate, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The ability to access services and facilities from the site is constrained as access is limited by distance from town centre as well as highway and traffic issues associated with the rail crossing. 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. Appropriate investigation and management of environmental assets will also be required.

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
WEM021	Availability Unknown	This site was identified within a previous Urban Housing Capacity Study. 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 Urban Housing Capacity Study. 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 achievable; and viable (subject to any further necessary viability assessment). The sites availability is unknown, where necessary this will be informed by discussions with landowners and/or their representatives. However, the site is not considered suitable for residential development as it is a protected employment site. 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 a conservation area. 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; 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 a protected employment site, it is considered suitable for employment development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically potential impact on conservation area and heritage assets. 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; 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.
WEM025	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 promoted 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 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	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However the site is located in open countryside, therefore 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 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.
WEM026	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	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). 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 ability to achieve an acceptable highway access. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site, albeit access to them may be constrained by the rail crossing.	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 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 ability to achieve an acceptable highway access. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site, albeit access to them may be constrained by the rail crossing.
WEM027	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 this matter. 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). 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 ability to achieve an acceptable highway 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 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. 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 ability to achieve an acceptable highway access. Any employment uses on the site will need to complement surrounding uses. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
WEM028X											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.
WEM029	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 this matter. 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 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 promoted 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.	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 located in the countryside outside and separate from the development boundary, where open market residential development is currently contrary to policy. Furthermore as the site is separated from the built form of Wem, it is not considered to have long term potential for open market residential development.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However, as the site is located in the countryside outside and separate from the development boundary, suitable employment development is limited to small scale rural enterprise and diversification schemes. Although the site is separated from the built form Wem, it is adjacent to Wem Industrial Estate and as such may have long term potential for other employment uses in support of this estate, 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.

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
WEM030	Land West of The Old Creamery, Aston Road, Wem	Wem	1.08	32	0.43	Mixed site of grazing land with builders yard/storage in NE corner	Aston Rd Business Park to East, Promoted land N and W, agriculture to 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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Access to town centre facilities and services are constrained by highway and traffic issues associated with the rail crossing. 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. Appropriate investigation and management of past uses and environmental assets would also be required. Proximity to adjacent employment site 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. 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 ability to provide an appropriate access to and into the site is subject to highway approval. Access to town centre facilities and services are constrained by highway and traffic issues associated with the rail crossing. 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. Appropriate investigation and management of past uses and environmental assets would also be required.
WEM031	Land between Soulton Road and Railway Line, Wem	Wem	3.93	118	1.57	Agricultural field bound by hedges / fences north of Soulton Rd	surrounded by promoted agricultural land	Not Suitable	The site is located outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore there is no obvious road frontage, therefore the ability to provide an appropriate access to and into the site is therefore unclear. The site is also adjacent to an established industrial estate, which has implications for residential amenity. The ability to access services and facilities from the site is also constrained as access is limited by distance from town centre as well as highway and traffic issues associated with the rail crossing.	Not Suitable	Potentially suitable in the longer term as part of a wider master planned area including adjacent land, subject to appropriate policy changes and management of any physical, heritage and environmental constraints. Specifically the ability to provide an appropriate access to the site is unclear - access is somewhat limited by highway and traffic issues associated with the rail crossing. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. There is potential for protected species nearby.
WEM032	Land at Shawbury Road, Wem	Wem	1.07	32	0.43	grazing land fronting Shawbury Rd between ribbon housing south of Shawbury Rd and the curtilage of Robinson & Young Garage services	Garage (W), agriculture N & S, housing SE	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 surrounding uses are predominantly employment based (and the adjacent site within the development boundary is allocated for employment development), which would need to be considered and appropriately buffered. The site is separated from the non-employment element of the settlement by the railway line, with a narrow railway bridge the only linkage - access to town centre facilities and services are therefore constrained, this will require due consideration. The ability to provide an appropriate access to and into the site 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	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 access to town centre facilities and services is constrained by a narrow railway bridge. The ability to provide an appropriate access to and into the site 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.
WEM033	Mill House Farm, Wem	Wem	2.99	90	1.19	Agricultural fields, bounded by hedges north of Wem, East of Whitchurch Road. Watercourse along N&E boundary. Outside but adjoining development boundary to S.	Whitchurch Rd (W), allocated land (S), promoted land (N&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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Development may impact adversely on the New St. junction and existing town centre traffic problems, which will require due 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 these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 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 development, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Development may impact adversely on the New St. junction and existing town centre traffic problems, which will require due 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 these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
WEM034	Land adjacent to Bridgefields, Wem	Wem	2.37	71	0.95	Rough grazing land east of railway and south-west of Aston Road. Site is south of Harris Croft and immediately north of the River Roden in Wem Rural Parish. Outside but adjoining development boundary to N.	Residential (N), Railway / Town centre (W), River Roden (S), sewage works (W)	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Wem. As such residential development is contrary to policy. Furthermore, approximately 20% of the site is an identified natural/semi-natural open space. 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. Furthermore the southern third of the site is located within flood zone 2, therefore this portion 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 (north-western portion) may have longer term potential subject to appropriate policy changes and management of the physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to the site; traffic issues associated with the rail crossing; the site lies on edge of historic core of Wem - possible archaeological implications on far N corner of site; the need to ensure that any development does not impact on the continued operation and potential for future expansion of the adjacent sewage treatment works and that an appropriate residential amenity on the site is achieved, potentially required to support development in the town; and the need to ensure that the adjacent sewage treatment works do not impact on the amenity of any potential occupiers of this site. The site is also located 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. 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 the development boundary for Wem. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 20% of the site is an identified natural/semi-natural open space. 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. Furthermore the southern third of the site is located within flood zone 2, therefore this portion 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 (north-western portion) may have longer term potential subject to appropriate policy changes and management of the physical, heritage and environmental constraints present. Specifically the ability to provide an appropriate access to the site; traffic issues associated with the rail crossing; the site lies on edge of historic core of Wem - possible archaeological implications on far N corner of site; the need to ensure that any development does not impact on the continued operation and potential for future expansion of the adjacent sewage treatment works, potentially required to support development in the town; and the need to ensure that the adjacent sewage treatment works do not impact on the amenity of any potential occupiers of this site. The site is also located 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.

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
WEM030	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.	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 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.	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.	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 safety and accessibility issues associated with the access and nearby railway crossing.	Long Term Potential - Subject to Further Detailed Assessment	The site is considered to be available, viable and achievable (subject to 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. 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 nature of the access and the nearby railway crossing. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
WEM031	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	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 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 has no obvious road frontage, therefore the ability to provide an appropriate access to and into the site is therefore unclear.	Rejected	The site is considered available, viable and achievable (subject to 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. However, the site has no obvious road frontage, therefore the ability to provide an appropriate access to and into the site is therefore unclear.
WEM032	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 surrounding uses are predominantly employment based and their relationship to the site will require due consideration. The site is also separated from the non-employment element of the settlement by the railway line, with a narrow railway bridge the only linkage - access to town centre facilities and services are also therefore constrained. The ability to provide an appropriate access to and into 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; 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. 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 access to town centre facilities and services are constrained by a railway bridge and the ability to provide an appropriate access to and into 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; 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.
WEM033	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 and/or their representatives; and any further necessary viability assessment work. 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, 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.
WEM034	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. Furthermore, approximately 20% of the site is an identified natural/semi-natural open space. 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. Furthermore the southern third of the site is located within flood zone 2, therefore this portion 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 (north-western portion) may have long term potential subject to 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 for this type of use is unknown. The site is only suitable for employment which is considered to be small scale rural enterprise and diversification schemes, due to its location in the countryside. However, approximately 20% of the site is an identified natural/semi-natural open space. 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. Furthermore the southern third of the site is located within flood zone 2, therefore this portion 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 (north-western portion) may have long term potential subject to 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.

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
WEM035	Land off Soultion Road, Wem	Wem	5.90	177	2.36	Agricultural land south of Soultion Rd and E of Church lane	Residential (N & W); agriculture (S&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 appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Access to town centre facilities and services are constrained by highway and traffic issues associated with the rail crossing. 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. 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 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 development, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Access to town centre facilities and services are constrained by highway and traffic issues associated with the rail crossing. 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. 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.
WEM036	The Larches, Shawbury Road, Wem	Wem	4.72	142	1.89	The site comprises 3-4 agricultural fields and the residential curtilage of the Larches, north of Shawbury Rd. The site is divorced from the built area of Wem by the railway embankment. Adjoins allocated employment site to W (ELR031).	Ribbon housing development to the south of Shawbury Rd, agricultural land surrounds 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. The site may have long term potential, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance surrounding uses are predominantly employment based (and the adjacent site within the development boundary is allocated for employment development), which would need to be considered and appropriately buffered. The site is separated from the non-employment element of the settlement by the adjacent employment allocation and the railway line, with a narrow railway bridge the only linkage - access to town centre facilities and services are therefore constrained, this will require due consideration. The ability to provide an appropriate access to and into the site 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	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 access to town centre facilities and services is constrained by a narrow railway bridge. The ability to provide an appropriate access to and into the site 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.
WEM037	Bank House Lane and Swain Close	Wem	2.30	69	0.92	Greenfield site on SW edge of Wem, outside but adjoining development boundary. Site is currently in agricultural use for grazing/pasture, and contains farmhouse and other agricultural buildings in NE corner of site. Site has agricultural use to N, W, and S and adjoins residential development of Swains Close and Fothergill Way to W. Site boundaries are clearly defined by trees/hedgerows to N and W and with residential properties to E, however no clear definition to S - appears to be arbitrary line across field. Site also contains established trees/hedgerow as remainder of internal field boundary. Approx. 8% of site in flood zones 2 and/or 3. Site does not have road frontage as such and is currently accessed via Bankhouse Lane but also has vehicle access via Swain Close. Pedestrian and cycle access via same routes to established networks - pavement provision on Swain Close.	Suburban edge of town location - some open countryside aspect alongside residential estate development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Wem. As such open market residential development is contrary to policy. Furthermore, approximately 5% of the site is located within flood zone 2 (and a smaller area in flood zone 3), therefore this portion 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 longer term potential subject to appropriate policy changes and management of the physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and 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 the development boundary for Wem. As such employment development is limited to small scale rural enterprise and diversification schemes. However, approximately 5% of the site is located within flood zone 2 (and a smaller area in flood zone 3), therefore this portion 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 longer term potential for other forms of employment subject to appropriate policy changes and management of the physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval.
WEM038	Land North of Aston Road and South of the Cricket Ground, Wem	Wem	4.51	135	1.80	Greenfield site on E edge of Wem, outside but adjoining development boundary. Site is currently in agricultural use for grazing/pasture. Site has residential use to W agriculture to S and E, Wem cricket Club to N and protected employment sites also to N and S. Site boundaries to W are defined by residential properties to S by Aston Rd to N by cricket club and employment land. E boundary not clearly defined - arbitrary line across field. Site has road frontage and current vehicle access to Aston road however SLAA proposal includes access from NE of site to Church Lane. Pedestrian and cycle access via same routes - no pavement provision.	Suburban edge of town location - some open countryside aspect alongside residential estate and commercial development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Wem. As such open market residential development is contrary to policy. The site may have longer term potential subject to appropriate policy changes and management of the physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Access to services and facilities is also constrained by highway and traffic issues associated with the rail crossing. The site also contains a tree 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	The site is located adjacent to but outside the development boundary for Wem. As such open market residential development is contrary to policy. The site may have longer term potential subject to appropriate policy changes and management of the physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Access to services and facilities is also constrained by highway and traffic issues associated with the rail crossing. Surrounding uses are predominantly residential and the relationship between this site and these uses will require due consideration. The site also contains a tree 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.
WEM039	Aston Road, Wem	Wem	2.36	71	0.94	Mixed site on E periphery of Wem, outside and away from development boundary. Site currently in agricultural use for grazing/pasture and overspill from adjoining business park. Site has agricultural use to N, E, and S to W is Aston Rd Business park with range of enterprises. Site boundaries are clearly defined to N and W by Aston Rd and Business Park respectively but boundaries are not physically defined on the ground to S and W. Site has road frontage and current vehicle access to Aston Rd. Pedestrian and cycle access via same route but no pavement provision for some distance along Aston rd. Small portion of site (<5%) in SE corner is in flood zones 2 and/or 3.	Open countryside alongside former creamery now in business use.	Not Suitable	The site is located adjacent outside of the settlement development boundary. Consequently open market residential development on the site would currently be contrary to policy. Furthermore as the site is separated from the built form of Wem, it is not considered to have long term potential for open market residential development. The site is also adjacent to an established and protected employment site, which has implications for residential amenity. The ability to access services and facilities from the site is also constrained as access is limited by distance from town centre as well as highway and traffic issues associated with the rail crossing.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent outside of the settlement development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, although the site is separated from the built form Wem, it is adjacent to a protected employment site and as such may have long term potential for other employment uses in support of this site, subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The ability to access services and facilities from the site is constrained as access is limited by distance from town centre as well as highway and traffic issues associated with the rail crossing. 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. Appropriate investigation and management of environmental assets will also be required.

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
WEM040	Lane at Glebe, Wem	Wem	2.55	76	1.02	Greenfield site outside but adjoining development boundary (approx. 5% of site within development boundary). Currently 2 distinct fields in agricultural use for grazing/pasture and paddock. Site has agricultural land to W and currently to N though land to N is allocated housing site WEM003. S is further agricultural land and E is residential estate development off Lowe Hill Rd and the Old Rectory Hotel and grade 2 listed building. Site boundaries are clearly defined by adjoining properties, Lowe Hill Rd and Ellesmere Rd; and by hedgerows/trees to adjoin fields. Site contains pond in NW corner and internal established hedgerow boundary between fields and part area of veteran trees/TPOs on E boundary. Site has road frontage to both Lowe Hill Rd and Ellesmere Rd though vehicle access only from Lowe Hill Rd. pedestrian and cycle access via Lowe Hill Rd - pavement provision.	Suburban edge of town location - some open countryside aspect alongside residential estate development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Wem. As such open market residential development is contrary to policy. The site may have longer term potential subject to appropriate policy changes and management of the physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site also 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. 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	The site is located adjacent to but outside the development boundary for Wem. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have longer term potential for other forms of employment subject to appropriate policy changes and management of the physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Any employment uses would need to complement the sites setting and surrounding uses. The site also 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. 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.
WEM041	Land west of Whitchurch Road, Wem	Wem	5.29	159	2.12	Greenfield site outside but adjoining development boundary on N edge of Wem. Site is 2 distinct fields currently in agricultural use for grazing/pasture. Site has agricultural use to N, E, and W and residential use and community allotments to S. Site boundaries to adjoining fields are clearly defined by hedgerows in some cases supplemented by fencing; site boundaries to S are clearly defined by adjoining residential properties. Site has road frontage and current vehicle access to Whitchurch Rd (B5476) on E and Love Lane to S. Pedestrian and cycle access via same route but no pavement provision for some distance on Whitchurch Rd.	Suburban edge of town location - some open countryside aspect alongside residential estate development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located adjacent to but outside the development boundary for Wem. As such open market residential development is contrary to policy. The site may have longer term potential subject to appropriate policy changes and management of the physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Development may impact adversely on the New St. junction and existing town centre traffic problems. The site is also within proximity of a conservation area 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 located adjacent to but outside the development boundary for Wem. As such employment development is limited to small scale rural enterprise and diversification schemes. The site may have longer term potential for other forms of employment subject to appropriate policy changes and management of the physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Development may impact adversely on the New St. junction and existing town centre traffic problems. The site is also within proximity of a conservation area 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.
WEM042	Land at Woodhouse Farm, Shawbury Road, Wem	Wem	1.41	42	0.56	Isolated greenfield site in open countryside considerable distance from development boundary and Wem built up area. Site is currently in agricultural use for grazing/pasture and is surrounded by agricultural use. Boundaries are clearly defined by hedges and trees with adjoining fields and by Shawbury Rd to N and by Tilley Green Lane to S. Site has road frontage and vehicle access from Shawbury Rd. pedestrian and cycle access via same route to established network - pavement provision along Shawbury Rd to Wem.	Open countryside	Not Suitable	Greenfield site located outside and separate from the development boundary in open countryside. As such open market residential development would be contrary to policy. Due to the sites isolated location it is not considered to have long term potential for open market residential development.	Not Suitable	Greenfield site located outside and separate from the development boundary in open countryside. As such employment development is limited to small scale rural enterprise and diversification schemes. Due to the sites isolated location it is not considered to have long term potential for other forms of employment development.
WEM044	The Larches, Shawbury Road, Wem	Wem	1.28	38	0.51	Greenfield site outside but adjoining development boundary on E edge of Wem. Currently in agricultural use for grazing/pasture. Site adjoins current agricultural land that is allocated employment site to W and other agricultural land N, S and E that are promoted SLAA sites. Site also has individual residential properties to SE corner. Site boundaries are clearly defined on all sides by trees/hedgerows. Watercourse along W boundary. Site has road frontage and current vehicle access to Shawbury Rd. Pedestrian and cycle access via same route to established network - pavement provision along Shawbury Rd to Wem town centre	Currently open countryside in agricultural use with some scattered residential development along Shawbury road.	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 surrounding uses are predominantly employment based (and the adjacent site within the development boundary is allocated for employment development), which would need to be considered and appropriately buffered. The site is separated from the non-employment element of the settlement by the adjacent employment allocation and the railway line, with a narrow railway bridge the only linkage - access to town centre facilities and services are therefore constrained, this will require due consideration. The ability to provide an appropriate access to and into the site 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	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 access to town centre facilities and services is constrained by a narrow railway bridge. The ability to provide an appropriate access to and into the site 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.

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
WEM040	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	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 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 ability to provide an appropriate access to and into 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. The site may have long term potential for other forms of employment development, 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 ability to provide an appropriate access to and into the site.
WEM041	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	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 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 ability to provide an appropriate access to and into 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. The site may have long term potential for other forms of employment development, 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 ability to provide an appropriate access to and into the site.
WEM042	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	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 an isolated location in the open countryside some distance from available facilities and amenities. Development of this site would also constitute a block of suburban estate development in an area of otherwise open countryside.	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 not considered suitable for development as it is an isolated location in the open countryside some distance from available facilities and amenities. Development of this site would also constitute a block of suburban estate development in an area of otherwise open countryside.
WEM044	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	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 surrounding uses are predominantly employment based and their relationship to the site will require due consideration. The site is also separated from the non-employment element of the settlement by the adjacent employment allocation and the railway line, with a narrow railway bridge the only linkage - access to town centre facilities and services are also therefore constrained. The ability to provide an appropriate access to and into 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; 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. 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 access to town centre facilities and services are constrained by a railway bridge and the ability to provide an appropriate access to and into 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; 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
WEM045	Larches Wem Employment	Wem	2.34	70	0.93	Greenfield site outside and away from development boundary on E edge of Wem. Currently in agricultural use for grazing/pasture. Site adjoins current agricultural land that is promoted SLAA site to W and other agricultural land to N that is also promoted SLAA sites. Site also has individual residential properties to SE corner. Site boundaries are clearly defined on all sides by trees/hedgerows. Site has road frontage and current vehicle access to Shawbury Rd. Pedestrian and cycle access via same route to established network - pavement provision along Shawbury Rd to Wem town centre	Currently open countryside in agricultural use with some scattered residential development along Shawbury road.	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 surrounding uses are predominantly employment based (and the adjacent site within the development boundary is allocated for employment development), which would need to be considered and appropriately buffered. The site is separated from the non-employment element of the settlement by the adjacent employment allocation and the railway line, with a narrow railway bridge the only linkage - access to town centre facilities and services are therefore constrained, this will require due consideration. The ability to provide an appropriate access to and into the site 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	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 access to town centre facilities and services is constrained by a narrow railway bridge. The ability to provide an appropriate access to and into the site 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.
WEM046	Land South of Roden Grove, Wem	Wem	2.99	90	1.20	The site consists of an agricultural field bounded to the north by a development site; to the west by the River Roden; to the south by a wooded area and to the east by an agricultural field.	Surrounding character is predominantly agricultural. However land to the north of the site has Planning Permission for a residential development.	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. Furthermore, a small portion of the site (along its western boundary) is located 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 remainder of 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 ability to provide an appropriate access to and into the site is subject to highway approval (it is unclear whether the site has a road frontage, the proposed layout for the development to the site could provide such an access through the continuation of Roden Grove, however this development has not yet been implemented). 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 the development boundary. 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 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 remainder of 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 ability to provide an appropriate access to and into the site is subject to highway approval (it is unclear whether the site has a road frontage, the proposed layout for the development to the site could provide such an access through the continuation of Roden Grove, however this development has not yet been implemented). Any employment uses on the site would need to complement the sites setting and its likely access through a predominantly residential area. 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.
WEM047	Land at Shawbury Road (B5063), Wem	Wem	5.36	161	2.14	Agricultural field to the south east of Wem. The site is allocated for employment development.	Character to the east is primarily agricultural. Character to the south is primarily either agricultural or employment based. Character to the north is primarily either agricultural or residential. Character to the west 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 and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval, this may represent a significant constraint for residential development due to a problematic junction between the site and the town, which is likely to generate greater numbers of journeys into the town. 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. 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 and 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 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.
WEM048	Land north and east of the Shawbury Road Employment Allocation, Wem	Wem	7.03	211	2.81	The site consists of two agricultural fields located to the north and east of an existing employment allocation. The site lies to the east of the railway line.	Character to the south and east is predominantly agricultural. Character to the north is a mix of agricultural and residential. Character to the west is residential, but is separated from this site by the railway line.	Not Suitable	The site is located adjacent to but outside the development boundary. As such residential development is contrary to policy. Furthermore, approximately 70% of the site is located within flood zone 2 and a small portion of the site is also located in flood zone 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 also appears to be landlocked, being dependent on the development of the employment allocation to the south for an access. If such an access were possible, the suitability of this to serve a residential development would require due consideration and highway approval. The ability to provide an appropriate access to the site is also subject to highway approval, this may represent a significant constraint for residential development due to a problematic junction between the site and the town, which is likely to generate greater numbers of journeys into the town. Due to these constraints, the site is not considered to have long term potential for residential development.	Not Suitable	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. However, approximately 70% of the site is located within flood zone 2 and a small portion of the site is also located in flood zone 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 also appears to be landlocked, being dependent on the development of the employment allocation to the south for an access. The ability to provide an appropriate access to the site is also subject to highway approval. As a result in isolation the site is unsuitable for employment development, although parts of the site (located outside flood zones 2 and/or 3) could represent in the future represent an appropriate extension to the adjacent employment allocation subject to appropriate policy changes and management of any physical, heritage and environmental constraints present.
WHT001	Garages on Wayland Close, Whitchurch	Whitchurch	0.06	5	0.02	The site is a row of garages and parking area in a predominantly residential area.	The surrounding buildings are predominantly residential dwellings and comprise of 2 storey medium to high density properties and related recreation area.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within an existing residential area within the Whitchurch development boundary, consequently it is considered a suitable site for residential development. However the site is 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. 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 an existing residential area within the Whitchurch development boundary, consequently it is considered a suitable site for residential development. The site is also located within proximity of a number of services and facilities. However, given the size of the site, residential character of the area and proximity to residential dwellings it is likely that the site is only suitable for office based employment.

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
WEM045	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 surrounding uses are predominantly employment based and their relationship to the site will require due consideration. The site is also separated from the non-employment element of the settlement by the adjacent employment allocation and the railway line, with a narrow railway bridge the only linkage - access to town centre facilities and services are also therefore constrained. The ability to provide an appropriate access to and into 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; 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. 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 access to town centre facilities and services are constrained by a railway bridge and the ability to provide an appropriate access to and into 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; 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.
WEM046	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 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.
WEM047	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. Such constraints include the ability to provide an appropriate access to and into the site is subject to highway approval, this may represent a significant constraint for residential development due to a problematic junction between the site and the town, which is likely to generate greater numbers of journeys into the town. 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.
WEM048	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.	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 it is located adjacent to but outside the development boundary, as such residential development is contrary to policy. Furthermore, approximately 70% of the site is located within flood zone 2 and a small portion of the site is also located in flood zone 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 also appears to be landlocked, being dependent on the development of the employment allocation to the south for an access. If such an access were possible, the suitability of this to serve a residential development would require due consideration and highway approval. The ability to provide an appropriate access to the site is also subject to highway approval, this may represent a significant constraint for residential development due to a problematic junction between the site and the town, which is likely to generate greater numbers of journeys into the town.	Rejected	Availability, achievability and viability of the site are unknown. Furthermore the site in isolation is not considered suitable for employment development as the site also appears to be landlocked, being dependent on the development of the adjacent employment allocation to the south for an access. Furthermore, approximately 70% of the site is located within flood zone 2 and a small portion of the site is also located in flood zone 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 a result in isolation the site is unsuitable for employment development, although parts of the site located outside of flood zones 2 and/or 3 could represent in the future represent an appropriate extension to the adjacent employment allocation subject to appropriate policy changes and management of any physical, heritage and environmental constraints present.
WHT001	Not Currently Available - Likely to become so	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are 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	This site was identified within a previous Urban Housing Capacity Study. 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 likely to become available, viable and achievable. Where necessary, this will be informed by further discussions with landowners and/or their representatives and any further necessary viability assessment. The site is also considered suitable for development 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, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. The site is however considered suitable for development subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); confirmation of the sites availability, achievability and viability; 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.

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
WHT002	Land north of Edgeley Road, Whitchurch	Whitchurch	3.91	117	1.57	A green field site located east of Whitchurch's built form, between two railway lines. Existing access is from Edgeley Road from the south which runs along the sites entire southern border. The site itself is thickly vegetated throughout with a small water course running through the centre of the site from west to east.	There are currently two residential dwellings immediately west of the site, with Open Space and Outdoor Recreation to the south where Whitchurch Rugby Club is based. Also to the south is Edgeley Nursing Home just beyond Edgeley Road. The site is immediately surrounded on its east and west borders by trainlines, and Whitchurch's built form is to the north-west (residential) and east (employment).	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside of the development boundary, and so any open market residential development would be contrary to policy. Furthermore the site contains a wildlife site, consequently development on and within an appropriate buffer of this element of the site 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 an area located within flood zones 2 and/or 3 (much of this is within the wildlife site), which runs across the entirety of the site, the land within Flood Zones 2 and/or 3 and that can only be accessed through Flood Zones 2 and/or 3 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 has a relatively limited capacity, but may have long term potential for development subject to appropriate policy changes and management of any physical, heritage and environmental constraints.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site contains a wildlife site, consequently development on and within an appropriate buffer of this element of the site 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 an area located within flood zones 2 and/or 3 (much of this is within the wildlife site), which runs across the entirety of the site, the land within Flood Zones 2 and/or 3 and that can only be accessed through Flood Zones 2 and/or 3 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 has a relatively limited capacity, but may have long term potential for other forms of employment development subject to appropriate policy changes and management of any physical, heritage and environmental constraints.
WHT004	Land south of A41, Whitchurch	Whitchurch	0.54	16	0.22	The site is immediately south of the roundabout where the A525 meets the A41 at Cottage Farm, and is wedged between the A41 and B5476. The site is greenfield and is surrounded by trees and hedgerows around each of its borders.	Cottage Farm lies west of the site, over the B5476. Agricultural land surrounds most of the site, with the A41 to the north-west and B5476 to the west. A large, undeveloped SAMDev employment site lies 100m to the east of this site.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is adjacent to but outside the development boundary, and so any open market residential development is contrary to policy. The site may have long term potential for development subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. A particular consideration is the sites location to the south of the A41, which represents a significant physical barrier, separating potential occupiers from the settlement of Whitchurch.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is 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 development subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. A particular consideration is the sites location to the south of the A41, which represents a significant physical barrier, separating potential occupiers from the settlement of Whitchurch.
WHT005	Land at Sherrymill Hill, Whitchurch	Whitchurch	0.30	9	0.12	The site consists of a vacant plot within the built form of Whitchurch.	Character to the north, east and west is predominantly residential - although there is also green corridor to the west of the site. Character to the south is predominantly open space.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary, and so residential development is in line with policy. However, approximately 40% of the site is located within flood zone 2, therefore this part 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 considered suitable for development, subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is within 250m of a Wildlife Site, and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 30m of multiple Veteran Trees/ 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 a Conservation Zone. 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.	Currently Suitable - Subject to Further Detailed Assessment	The site is located within the development boundary, and so employment development is in line with policy. However, approximately 40% of the site is located within flood zone 2, therefore this part 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 considered suitable for development, subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is within 250m of a Wildlife Site, and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 30m of multiple Veteran Trees/ 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 a Conservation Zone. 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.
WHT006	Land north west of Fairy Glen Villas, Whitchurch	Whitchurch	9.46	284	3.78	Fairly large site to the north of the built form, this site is made up from 3 agricultural fields south of the A49.	There are two semi-detached dwellings south of the site, with Hill Valley Golf Course to the east. The site itself is wedged between the A49 to the north and west and Tarporley Road to the east. The built form of Whitchurch is south of the site beyond further agricultural fields.	Not Suitable	The site is located outside and separated from the development boundary. As such open market residential development is contrary to policy. Furthermore due to the sites poor relationship to the built form of the settlement, the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is located outside and separated from the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore due to the sites poor relationship to the built form of the settlement, the site is not considered to have long term potential for other forms of employment development.
WHT007X	Land at St Johns Park	Whitchurch	0.09	N/A	N/A						
WHT012	Land adjacent to Highlands, Whitchurch	Whitchurch	2.46	74	0.98	Agricultural field to the north west of Whitchurch, south of the roundabout junction of the A41, A49 and Chester Road. The site is located within the bypass but is some distance from the existing built form of the settlement.	Primarily agricultural. However there is a cluster of houses along Chester Road.	Not Suitable	The site is located outside and separated from the development boundary. As such open market residential development is contrary to policy. Furthermore due to the sites poor relationship to the built form of the settlement, the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is located outside and separated from the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore due to the sites poor relationship to the built form of the settlement, 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
WHT002	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.	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 contains a wildlife site, consequently development on and within an appropriate buffer of this element of the site 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 an area located within flood zones 2 and/or 3 (much of this is within the wildlife site), which runs across the entirety of the site, the land within Flood Zones 2 and/or 3 and that can only be accessed through Flood Zones 2 and/or 3 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 has a relatively limited capacity, but may have long term potential for development subject to appropriate policy changes and management of any physical, heritage and environmental constraints (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 only suitable in policy terms for employment which is considered to be small scale rural enterprise and diversification schemes. However the site contains a wildlife site, consequently development on and within an appropriate buffer of this element of the site 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 an area located within flood zones 2 and/or 3 (much of this is within the wildlife site), which runs across the entirety of the site, the land within Flood Zones 2 and/or 3 and that can only be accessed through Flood Zones 2 and/or 3 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 has a relatively limited capacity, but may have long term potential for development subject to appropriate policy changes and management of any physical, heritage and environmental constraints (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.
WHT004	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	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. 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. A particular consideration is the sites location to the south of the A41, which represents a significant physical barrier, separating potential occupiers from the settlement of Whitchurch.	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 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, 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. A particular consideration is the sites location to the south of the A41, which represents a significant physical barrier, separating potential occupiers from the settlement of Whitchurch.
WHT005	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	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, viable and achievable (subject to any further necessary viability assessment). The site is located within the development boundary, and so residential development is in line with policy. However, approximately 40% of the site is located within flood zone 2, therefore this part 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 considered suitable for development, subject to appropriate management of any physical, heritage and 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 within the development boundary, and so employment development is in line with policy. However, approximately 40% of the site is located within flood zone 2, therefore this part 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 considered suitable for development, subject to appropriate management of any physical, heritage and 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.
WHT006	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	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, viable and achievable (subject to any further necessary viability assessment). However the site is not suitable for development as it is located in open countryside, separated from both the development boundary and the built form of the settlement, 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 and/or their representatives; and any further necessary viability assessment work. However as the site is located in open countryside; appropriate employment development is limited to small scale rural enterprise and diversification schemes. The site poorly relates to the built form of the settlement, and is therefore in unsuitable for other forms of employment development.
WHT007X											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.
WHT012	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 available, viable and achievable (subject to any further necessary viability assessment). However the site is not suitable for development as it is located in open countryside, separated from both the development boundary and the built form of the settlement, 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 and/or their representatives; and any further necessary viability assessment work. However as the site is located in open countryside; appropriate employment development is limited to small scale rural enterprise and diversification schemes. The site poorly relates to the built form of the settlement, and is therefore in 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
WHT013	Land at Pear Tree Lane, Whitchurch	Whitchurch	7.02	211	2.81	Large site situated to the west side of Whitchurch, outside of the development boundary. Currently a combination of open space and agricultural land, the south-west of the site lies adjacent to the Shropshire Union Canal and Greenfields Reserve Wildlife Site to the south. A dozen or so residential dwellings lie north of the site along Pear Tree Lane.	The Whitchurch bypass lies to the west of the site, with further open space and the Shropshire Union Canal in between. Further residential development, which is within Whitchurch's development boundary, are to the south of the site. The majority of the site however is surrounded by open space and/or agriculture	Not Suitable	The site is located outside and separated from the development boundary. As such open market residential development is contrary to policy. Furthermore due to the sites poor relationship to the built form of the settlement, the site in isolation is not considered to have long term potential for open market residential. The site may have long term potential as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site (and wider area) is subject to highway approval. The sites topography is undulating and rises up over the settlement to its south, which will require due consideration. The site is also in proximity of a LNR and 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 located outside and separated from the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore due to the sites poor relationship to the built form of the settlement, the site in isolation is not considered to have long term potential for other forms of employment development. The site may have long term potential as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site (and wider area) is subject to highway approval. The sites topography is undulating and rises up over the settlement to its south, which will require due consideration. The site is also in proximity of a LNR and 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.
WHT014	Liverpool Road, Whitchurch	Whitchurch	2.23	67	0.89	The site is greenfield and lies adjacent to, but not within, Whitchurch's development boundary. It lies between Liverpool Road and the residential curtilages from Alkington Road. The site is located nearby other developments along Liverpool Road however no permission have been granted on this site yet (two refused).	The west of the site is almost entirely Open Space, with residential dwellings to the north, east and south.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside of the development boundary, as such, any open market residential would be contrary to policy. However, the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance 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, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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 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 management of any physical, heritage and environmental constraints. For instance 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, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of 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.
WHT015	Land off Tilstock Road, Whitchurch	Whitchurch	1.01	30	0.41	The triangular shaped site is wedged between Tilstock Road and the A525, beside a 5-exit roundabout to the south of Whitchurch.	The site is surrounded by two major roads (Tilstock Road and the A525) with Sir John Talbot's Technology College immediately north of the site, alongside Whitchurch Sport and Leisure Centre. Open space is located to the west of the site, with agricultural land and minor farm buildings to the south	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside of the development boundary, as such, any open market residential would be contrary to policy. However, the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Additionally, the site is located on a roundabout and is bounded by the A525 and Tilstock Road, this will require appropriate buffering and consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Additionally, the site is located on a roundabout and is bounded by the A525 and Tilstock Road, this will require appropriate buffering and consideration.
WHT016	Land adjoining Orchard Court, Tarporley Road, Whitchurch	Whitchurch	4.59	138	1.84	The agricultural site sits on the northern side of Whitchurch, adjacent to the development boundary alongside The Laurels. A dismantled railway sits north of the site, just south of Hill Valley Golf Course to the north. The site appears to be made up from 3 fields with hedgerows within the site and around its edges.	To the west lies residential development within Whitchurch's development boundary (across Tarporley Road). Further agricultural fields surround the site's east and southern borders, with Hill Valley Golf Course to the north.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside of the development boundary, as such, any open market residential would be contrary to policy. However, the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is in proximity to 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. 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 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is in proximity to 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
WHT017	Land off Terrick Road, Whitchurch	Whitchurch	5.97	179	2.39	The site consists of two sloping, medium-scale rough grassland pastures enclosed by rusting post and wire fencing and dense hawthorn hedgerow, which is degraded and gappy in places. The north and north-western extent of the site consists of the southern edge of the Macdonald Hill Valley Hotel Golf and Country Club. This area consists of formal mown grass and tree planting and is heavily influenced by its use as an active golf course.	The golf course lies north of the site with large open space fields to the south and west. Residential dwellings lie immediately to the east of the site off Terrick Road	Not Suitable	The site is located outside of the development boundary, as such, any open market residential would be contrary to policy. Furthermore, a part of the site is located in flood zone 2, as such 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 this element of the site includes the potential access point, the remainder of the site is also unsuitable for development unless it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. If an alternative point of access could be provided and this is considered suitable by highways, such as through an adjacent site, then the site may have long term potential for development subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site is covered by a group TPO, therefore all trees on the site are subject to TPO protection, 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. 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 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.	Not Suitable	The site is located outside of the development boundary, as such employment development is limited to small scale rural enterprise and diversification schemes. However, a part of the site is located in flood zone 2, as such 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 this element of the site includes the potential access point, the remainder of the site is also unsuitable for development unless it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. If an alternative point of access could be provided and this is considered suitable by highways, such as through an adjacent site, then the site may have long term potential for development subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site is covered by a group TPO, therefore all trees on the site are subject to TPO protection, 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. 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 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.

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
WHT013	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	Shropshire has a diverse economy, reflecting both the agricultural base of the countryside and the diverse industrial/commercial history of its settlements. The main employment areas are located within Shrewsbury and the Market Towns where the majority of additional demand and provision is likely to arise. Outside of these areas new employment development will generally be in response to a specific need or business use. For the purpose of this exercise, where a site is promoted for employment use within a settlement or a specific occupier is apparent for a site in a rural location, it is assumed that the site is viable for employment development. In other locations where viability is less certain the viability of the site will be identified as unknown. A separate viability assessment will inform 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 not suitable for development as it is located in open countryside, where open market residential development is contrary to policy. Furthermore due to the sites poor relationship to the built form of the settlement, the site in isolation is not considered to have long term potential for open market residential development. The site may have long term potential for open market residential development as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes; management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Rejected	The site is considered available, viable and achievable (subject to any further necessary viability assessment). However as the site is located in open countryside; appropriate employment development is limited to small scale rural enterprise and diversification schemes. The site poorly relates to the built form of the settlement, and is therefore in isolation unsuitable for other forms of employment development. The site may have long term potential for other forms of development as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes; management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
WHT014	Currently Available	The site was represented during the SAMDev Site Allocations process for a relevant use (and has also been the subject of recently refused Planning Applications for this same 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	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, 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. However as the site is located in open countryside, appropriate employment uses are limited to small scale rural enterprise and diversification schemes. 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.
WHT015	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, 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. However as the site is located in open countryside, appropriate employment uses are limited to small scale rural enterprise and diversification schemes. 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.
WHT016	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. 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; their representatives; and any further necessary viability assessment work. However as the site is located in open countryside, appropriate employment uses are limited to small scale rural enterprise and diversification schemes. 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.
WHT017	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.	Rejected	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, a part of the site is located in flood zone 2, as such 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 this element of the site includes the potential access point, the remainder of the site is also unsuitable for development unless it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. If an alternative point of access could be provided and this is considered suitable by highways, such as through an adjacent site, then the site may have long term potential for development subject to appropriate policy changes and management of any physical, heritage and environmental constraints (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Rejected	The site is considered available, viable and achievable (subject to any further necessary viability assessment). The site is located in open countryside, as such employment development is limited to small scale rural enterprise and diversification schemes. However, a part of the site is located in flood zone 2, as such 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 this element of the site includes the potential access point, the remainder of the site is also unsuitable for development unless it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. If an alternative point of access could be provided and this is considered suitable by highways, such as through an adjacent site, then the site may have long term potential for other forms of employment development subject to appropriate policy changes and management of any physical, heritage and environmental constraints (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
WHT019	Land at Terrick Hall, Terrick Road, North of Whitchurch	Whitchurch	0.54	16	0.21	Previously a tennis court (in part), the site is east of Terrick Road forming part of Hill Valley Golf Course and its grounds. Whilst thickly vegetated in patches closer to the road, the site is relatively flat throughout and is currently a green field.	The site is surrounded by the golf course, as well as having C1: Hotel use immediately south of the site at Terrick Hall Hotel. The health spa, as part of the golf course, is also located north of the site. The site lies circa 300m north of Whitchurch's development boundary. There are 2 residential units nearby to the north along Terrick Road.	Not Suitable	The site is located outside of the development boundary in an isolated location. As such, any open market residential would be contrary to policy. Furthermore, the site is part of 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 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.	Not Suitable	The site is located outside of the development boundary in an isolated location, as such employment development is limited to small scale rural enterprise and diversification schemes. However, the site is part of 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 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.
WHT021	Land at South Hill Valley, Whitchurch	Whitchurch	4.60	138	1.84	The site forms part of the Hill Valley Golf Course. It is a relatively linear site, lying to the north of the Whitchurch development boundary.	The north is characterised by the managed Golf Course (outdoor sports facility). To the east and south character is predominantly agricultural. To the west character is residential, beyond which is agricultural.	Not Suitable	The site is located outside the development boundary. 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. Additionally, 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 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 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 outside the development boundary. 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. Additionally, 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 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 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.
WHT025	Land at 31 Pear Tree Lane, Whitchurch	Whitchurch	2.31	69	0.92	Greenfield site outside and away from development boundary. Site is on W edge of Whitchurch adjoining existing development off Pear Tree Lane. Site has residential development to N and fields in agricultural use to E and W and to S borders Whitchurch Country park which contains Greenfields Reserve LWS and LNR. Boundaries are clearly defined by trees and hedgerows with adjoining fields and fencing to properties to N. Site does not have road frontage as such and appears to be landlocked with no highway access. Pedestrian and cycle access via Pear Tree Lane (no pavement) to established network.	Mixed suburban and countryside.	Not Suitable	The site is located outside of the development boundary, as such, any open market residential would be contrary to policy. Furthermore the site appears to be land locked and poorly relates to the built form of the settlement, as such in isolation it is unsuitable for development. The site may have long term potential as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site (wider area) is subject to highway approval. The sites topography is undulating and rises up over the settlement to its south, which will require due consideration. The site is also within proximity of a LNR and 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 not located within development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site appears to be land locked and poorly relates to the built form of the settlement, as such in isolation it is unsuitable for development. The site may have long term potential as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site (wider area) is subject to highway approval. The sites topography is undulating and rises up over the settlement to its south, which will require due consideration. The site is also within proximity of a LNR and 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.
WHT026	Land south of Wrexham Road, Whitchurch	Whitchurch	13.77	413	5.51	Large greenfield site outside but adjoining development boundary on W edge of Whitchurch. The site lies within the Whitchurch bypass and has highway frontage to N, S, and W with current highway access from all three sides; bypass on W; Wrexham Rd on N and Belton Rd to S. Pedestrian access most suitable via Wrexham Rd (pavement provision), cycle access most appropriate via Belton Lane. Site has residential development to SW and N; MacDonald's drive-thru/service station/garage/petrol/retail sales on NW corner of site; and further agricultural land to W and E. Boundaries of site are clearly defined on all sides by established hedgerows and trees. Site itself is sub-divided into 6 distinct field parcels each in agricultural use for mixture of arable, pasture and fodder crops and with distinct boundaries comprised further hedgerows and trees.	Mixed agricultural and suburban	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside of the development boundary, as such, any open market residential would be contrary to policy. However, the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance 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 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. 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 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 management of any physical, heritage and environmental constraints. For instance 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 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
WHT029	Land at Broughall Fields and Sundorne, Whitchurch	Whitchurch	23.63	709	9.45	Large greenfield site outside but adjoining development boundary on SE edge of Whitchurch. Site is outside bypass though has extensive road frontage to bypass on W as well as Ash Rd to E. Current highway access off bypass at Broughall Fields farm Edgeley Lane and Ash Rd. Pedestrian and cycle access poor - no pavement provision on either bypass (A525) or Ash Rd. Site currently in agricultural use for arable/fodder crops. Site also contains Broughall Fields Farm and anaerobic digester. Site is adjacent to Waymills Industrial estate and North Shropshire College on opposite side of bypass and has agricultural use on other 3 sides with scattered individual dwellings. Site boundaries are clearly defined by trees and hedgerows on all sides and by roads to N, E and W.	Open countryside to E and S, urban development to N and W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is located to the south of the A525 (outside the Whitchurch bypass), this represents a significant physical barrier and will require appropriate consideration. The site is also located adjacent to the Waymills Business Park and GroContinental Site (separated from it by the A525) and distant from the residential areas within the settlement, this will also require due consideration. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Importantly, the site is also within proximity of a SAC and Ramsar Site, therefore development is subject to an appropriate assessment under the Habitats Regulations.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is located to the south of the A525 (outside the Whitchurch bypass), this represents a significant physical barrier and will require appropriate consideration. The site is also located adjacent to the Waymills Business Park and GroContinental Site (separated from it by the A525), employment on this site is therefore likely to be a more appropriate use. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Importantly, the site is also within proximity of a SAC and Ramsar Site, therefore development is subject to an appropriate assessment under the Habitats Regulations.

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
WHT019	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, 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 in an isolated location, consequently open market residential development is contrary to policy. Furthermore, the site is part of 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.	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 located in open countryside in an isolated location, appropriate employment development is limited to small scale rural enterprise and diversification schemes. However, the site is part of 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.
WHT021	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	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 to be available, achievable and viable (subject to any further necessary viability assessments). However, the site is not suitable for development as it is located outside the development boundary. As such 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.	Rejected	Availability, achievability and viability are unknown. However, as the site is located outside the development boundary, suitable employment development is limited to small scale rural enterprise and diversification schemes. 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.
WHT025	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	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, viable and achievable (subject to any further necessary viability assessment). However the site is not suitable for development as it is located in open countryside, where open market residential development is contrary to policy. Furthermore as the site is land locked and has poor relationship to the built form of the settlement, the site in isolation is not considered to have long term potential for open market residential development. The site may have long term potential for open market residential development as part of a wider release in this location, which could provide an appropriate access and greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes; management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	Rejected	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. As the site is located in open countryside; appropriate employment development is limited to small scale rural enterprise and diversification schemes. However, the site appears to be landlocked and poorly relates to the built form of the settlement and is therefore in isolation unsuitable for employment development. The site may have long term potential for as part of a wider release in this location, which could provide an appropriate access and greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes; management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
WHT026	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	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). 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; 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 and/or 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; 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.
WHT029	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 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	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). 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 is subject to highway approval. The site is located to the south of the A525 (outside the Whitchurch bypass), this represents a significant physical barrier and will require appropriate consideration - this is a particular consideration for residential development; The site is located adjacent to the Waymills Business Park and GroContinental Site (separated from it by the A525) and distant from the residential areas within the settlement, this will require due consideration. The site is also in proximity of a SAC and Ramsar 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.	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 the ability to provide an appropriate access is subject to highway approval. The site is located to the south of the A525 (outside the Whitchurch bypass), this represents a significant physical barrier and will require appropriate consideration; The site is located adjacent to the Waymills Business Park and GroContinental Site (separated from it by the A525); employment on this site is therefore likely to be a more appropriate use. The site is also in proximity of a SAC and Ramsar 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.

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
WHT031	Land adj. to Black Park Lane, Whitchurch	Whitchurch	2.22	66	0.89	An area of scrubland to the east of Black Park road and west of the railway line. The site contains a poor access track, scattered trees and grassed areas. Outside but adjoining development boundary.	To the east of the site is Black Park road beyond which is a row of residential buildings, agricultural land and a sports playing field. To the west of the site is the railway line with agricultural land beyond it. To the north there are further agricultural fields and to the south is the settlement of Whitchurch.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside of the development boundary, as such open market residential development would be contrary to policy. Furthermore part 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. Additionally the site contains a small area of a local wildlife site, this element of the site and an appropriate buffer is also unsuitable for development as it would likely lead to 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, the remainder of the site may have long term potential subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site contains a very small portion and is in proximity of 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 close proximity to 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. Suitability of access subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located outside of the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, part 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. Additionally the site contains a small area of a local wildlife site, this element of the site and an appropriate buffer is also unsuitable for development as it would likely lead to 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, the remainder of 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. For instance the site contains a very small portion and is in proximity of 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 close proximity to 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. Suitability of access subject to highway approval.
WHT032	Chester Avenue, Whitchurch	Whitchurch	0.70	21	0.28	A large patch of grass field surrounded by and dotted with trees on the site, with a path crossing the site from east to west. Its located west of some agricultural land and both south and east of some residential dwellings. Outside but adjoin development boundary on W of Whitchurch.	To the north there is a single detached house with surrounding gardens which are bordered by a row of trees. To the west there is a larger grassed field for agricultural use and to the east there are further residential buildings with large plots as well as a road to the far east of the site. The southern side borders residential properties.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located 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 management of any physical, heritage and environmental constraints. For instance the site is in proximity to 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. The potential access point is relatively narrow therefore the ability of this access to serve the development of the site is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located 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 management of any physical, heritage and environmental constraints. For instance the site is in proximity to 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. The potential access point is relatively narrow therefore the ability of this access to serve the development of the site is subject to highway approval.
WHT033	Land to the rear of 66 Wrexham Road, Whitchurch	Whitchurch	1.60	48	0.64	Greenfield site outside but adjoining development boundary on W edge of Whitchurch. Site is currently in agricultural use for rough grazing. Site adjoins similar field to E and series large ponds to E; to N are residential properties along Wrexham Rd and S are residential properties on Mare Close. Site boundaries are clearly defined by residential properties N and S and by hedgerows and trees to E and W. Site also includes a number of scattered trees. Site does not have road frontage and current highway access is via Wrexham Rd. Pedestrian and cycle access via same to Wrexham Rd - pavement provision.	Suburban residential and informal open space	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval and is a particular concern for this site. The site is within 30m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also 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. 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 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval and is a particular concern for this site. The site is within 30m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
WHT034	Land at Station Approach, Whitchurch	Whitchurch	0.43	13	0.17	Elongated narrow brownfield site part in and part outside development boundary on E side of Whitchurch between Castillon Drive estate development and Shrewsbury-Crewe rail line and to N of SMS Motors and current station. Site currently scrub land but ex-rail land for sidings/storage/maintenance etc, S portion of site currently used for informal parking, N portion currently vacant. Site boundaries clearly defined by residential properties to W; rail line to E; station to S and WHT031 to N. Some established trees and shrubs on site. Site has no road frontage as such and current vehicle access only through existing garage site. Pedestrian and cycle access not evident either.	Suburban residential along rail route, with some commercial use near station.	Not Suitable	The site is adjacent to but largely outside the development boundary. Consequently residential development is contrary to policy. Furthermore the site appears to be landlocked, with no obvious point of access available. The narrow shape of the site and its proximity to both railway and neighbouring properties means suitable residential layout difficult to achieve. The site is also within 250m of Staggs Brook 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 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 Suitable	The site is adjacent to but largely outside the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However the site appears to be landlocked, with no obvious point of access available. The narrow shape of the site and its proximity to both railway and neighbouring properties means suitable employment development layout difficult to achieve. The site is also within 250m of Staggs Brook 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 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.
WHT035	Land to the North of the Grove, Whitchurch	Whitchurch	3.05	91	1.22	Large greenfield site outside but adjoining development boundary on N edge of Whitchurch adjacent to The Grove estate development. Currently in agricultural use for rough grazing. Site has residential use to S and farm and 2 semi detached properties adjacent NE boundary and agricultural use to N, W, and SW; to E is Hill Valley Golf Club. Site boundaries are clearly defined by trees/hedgerows to adjoining fields and by B5476 (Tarporley Rd) to E. Site has road frontage and current highway access to Tarporley Rd. Pedestrian and cycle access via same route - no pavement provision.	Open countryside mostly in agricultural use except to E with golf club and SE with The Grove suburban estate development	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The relationship of the site to the wider settlement requires due consideration.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The relationship of the site to the wider settlement requires 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
WHT036	Land north of Pear Tree Lane, Whitchurch	Whitchurch	4.93	148	1.97	Large greenfield site outside and away from development boundary on W side of Whitchurch adjacent to A41 Whitchurch bypass. Site currently 4 distinct fields in use for grazing/fodder crops with some internal hedge boundaries. Site has agricultural land on all 4 sides with some individual properties on Pear Tree Lane on SE corner and Stoneleigh Farm on SW corner. W boundary is with A41 Whitchurch bypass. Site boundaries are clearly defined by tree/hedgerows. Site has road frontage to A41 but current vehicle access is via track off Pear Tree Lane; SLAA submission includes plan for direct access from A41. Pedestrian and cycle access via Pear Tree Lane - no pavement provision.	Open countryside with some individual properties.	Not Suitable	The site is located outside and separated from the development boundary. As such open market residential development is contrary to policy. Furthermore due to the sites poor relationship to the built form of the settlement, the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is located outside and separated from the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore due to the sites poor relationship to the built form of the settlement, the site is not considered to have long term potential for other forms of employment development.
WHT037	Land south of Mount Farm, Whitchurch	Whitchurch	2.67	80	1.07	Greenfield site outside but adjoining development boundary. Site lies S of Haroldgate development (14/01264/FUL pp 23/12/2014 - 100 dwells) under construction. In addition site has agricultural use to E and W and recent (14/05325/OUT - pp 02/07/2015 12 dwells) residential development to S. Site currently in agricultural use for pasture/rough grazing. Boundaries clearly defined by trees and hedgerows to E, W, and S, and to N by Haroldgate. Site has road frontage and current vehicle access off Haroldgate. Pedestrian and cycle access via same to established network	Mixture of countryside and residential development	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	The site is located 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is also within 30m of 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. 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 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site is also within 30m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
WHT038a	Land west of the A41, Chemistry Farm, Whitchurch	Whitchurch	4.01	120	1.60	Greenfield site outside and away from development boundary to W of A41 bypass and N of Shropshire Union Canal (Langollen branch) and Wrexham Rd. Site currently in agricultural use for rough grazing/pasture. Site has agricultural use on all 4 sides with Wrexham Rd, canal marina and caravan site to S, A41 bypass to E, and Staggs Brook LWS to N and also contained within the site. Boundaries clearly defined by Staggs Brook to N, Wrexham road and marina/caravan site to S, A41 to E, although no obvious boundary to W. Site has road frontage and current vehicle access to Wrexham Rd. pedestrian and cycle access via same route to established network.	Open countryside.	Not Suitable	Greenfield site located outside and away from the development boundary and the built form of Whitchurch. It is also outside the ring of the bypass. As such, any open market residential development would be contrary to policy. Furthermore, due to the sites location is not considered to have long term potential. The site also contains an area located in flood zones 2/3, 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. Furthermore the site also contains part of a local wildlife site, therefore this element of the site and an appropriate buffer is unsuitable for development as it would likely to have an adverse effect on this asset and as such is contrary to national and international legislation. The ability to provide an appropriate access into the site is also subject to highway approval. Staggs Brook and Canal may be barriers to development and infrastructure provision.	Not Suitable	Greenfield site located outside and away from the development boundary and the built form of Whitchurch. It is also outside the ring of the bypass. As such, employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites location is not considered to have long term potential for other forms of employment. The site also contains an area located in flood zones 2/3, 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. Furthermore the site also contains part of a local wildlife site, therefore this element of the site and an appropriate buffer is unsuitable for development as it would likely to have an adverse effect on this asset and as such is contrary to national and international legislation. The ability to provide an appropriate access into the site is also subject to highway approval. Staggs Brook and Canal may be barriers to development and infrastructure provision.
WHT038b	Land at Chemistry Farm within the river loop, Whitchurch	Whitchurch	2.77	83	1.11	Green field site outside and away from development boundary on W edge of Whitchurch. Site lies within loop of Shropshire Union canal to E of A41 bypass. Site is currently in agricultural use for paddock/rough grazing. Canal loop forms N, E, and S boundaries and A41 bypass forms W boundary, Boundaries clearly defined by canal and road also by many established trees especially on W boundary. Site contains part of Staggs Brook LWS. Site has road frontage with A41 bypass but no vehicle access current access is to Chemistry via drawbridge, track and towpath. Pedestrian and cycle access via same route to established network.	Open countryside with scattered residential dwellings to S.	Not Suitable	Greenfield site outside and separated from the development boundary. As such open market residential would be contrary to policy. Furthermore the site does not appear to have a road frontage or an access suitable to serve the development of the site. The site also contains an area 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 also includes part of the Staggs Brook Local Wildlife Site, therefore this element of the site and an appropriate buffer are unsuitable for development as it would likely lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. Additionally, Staggs Brook and the Canal may be barriers to development and infrastructure provision. The site is also in proximity of a further Local Wildlife Site and Local Nature Reserve.	Not Suitable	Greenfield site outside and separated from 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 or an access suitable to serve the development of the site. The site also contains an area 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 also includes part of the Staggs Brook Local Wildlife Site, therefore this element of the site and an appropriate buffer are unsuitable for development as it would likely lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. Additionally, Staggs Brook and the Canal may be barriers to development and infrastructure provision. The site is also in proximity of a further Local Wildlife Site and Local Nature Reserve.
WHT038c	Land at Chemistry Farm, Whitchurch	Whitchurch	2.22	66	0.89	Greenfield site outside but adjoining development boundary on W edge of Whitchurch. Currently in agricultural use for rough grazing/paddock. boundaries not clearly defined on long N boundary but presence of established trees etc gives moderate indication of boundary. S boundary defined by residential properties canal and towpath; W boundary with canal; and E boundary with agricultural land. Site has frontage to towpath access track and current vehicle access from this but no road frontage as such. Alternative access could be provided from Heronbrook estate. Cycle and pedestrian access via either route to established network. Site contains part of Staggs Brook LWS and adjoins to N Whitchurch Country park and Greenfields Reserve LWS and LNR.	Open countryside to N and W residential estate development to S and E.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site located outside but adjoining the development boundary, as such, any open market residential would be contrary to policy. Furthermore, the site contains part of the Staggs Brook Local Wildlife Site, therefore this area and an appropriate buffer is unsuitable for development as it would likely 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 appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site adjoins Greenfields Reserve Local Wildlife Site and 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. The ability to provide an appropriate access is also subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site located outside but adjoining the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site contains part of the Staggs Brook Local Wildlife Site, therefore this area and an appropriate buffer is unsuitable for development as it would likely 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 for other forms of employment subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site adjoins Greenfields Reserve Local Wildlife Site and 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. The ability to provide an appropriate access is also 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
WHT036	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 not suitable for development as it is located in open countryside, separated from both the development boundary and the built form of the settlement, 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 and/or their representatives; and any further necessary viability assessment work. However as the site is located in open countryside; appropriate employment development is limited to small scale rural enterprise and diversification schemes. The site poorly relates to the built form of the settlement, and is therefore in unsuitable for other forms of employment development.
WHT037	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 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. 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 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.
WHT038a	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 due to its isolation from the built form of the settlement and position outside the by-pass; potential impacts on environmental assets; and need for provision of satisfactory access.	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 due to its isolation from the built form of the settlement and position outside the by-pass; potential impacts on environmental assets; and need for provision of satisfactory access.
WHT038b	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 due to potential impacts on environmental assets; lack of road frontage/appropriate access; and practical isolation.	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 due to potential impacts on environmental assets; lack of road frontage/appropriate access; and practical isolation.
WHT038c	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.	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 potential impact on 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; 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 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
WHT039	Land South and West of Mount Farm, Whitchurch	Whitchurch	4.15	125	1.66	Greenfield site outside but adjoining development boundary on W edge of Whitchurch. Site is currently in agricultural use for pasture/fodder crops. Site boundaries are clearly defined by trees and hedgerows except for extended element of W boundary where is no defined physical boundary - arbitrary line. Site is bordered to E by existing allocated site (WHT046) which is u/c; and to S, E, and N by further agricultural land. Site has number of internal field boundaries comprised hedgerows and trees. Site has/will have road frontage and vehicle access off Harold Gate estate development (WHT046). Pedestrian and cycle access via same route to established network	Open countryside in agricultural use to N, W and S. New residential estate development to E	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site located outside but adjoining the development boundary, as such, any open market residential would 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. For instance comments will be needed from the highway department regarding highway access. The site is within 30m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also 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. 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	Greenfield site located 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 management of any physical, heritage and environmental constraints. For instance comments will be needed from the highway department regarding highway access. The site is within 30m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
WHT040	Land south of Wrexham Road, Whitchurch	Whitchurch	0.82	25	0.33	Small greenfield site outside but adjoining development boundary on 3 sides. Site is currently in use as garden/hobby farm and small paddock/rough grazing area and includes large pond in SW corner. Site has residential development on 3 sides and further agricultural land to W. Boundaries are clearly defined with residential properties by fences/hedgerows etc and with agricultural land to W by line of trees. Site does not have road frontage as such and current vehicle access is from Wrexham Rd via surfaced track/driveway. Pedestrian and cycle access via same route to Wrexham Rd and established network.	Suburban residential	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site located outside but adjoining the development boundary, as such, any open market residential would 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. For instance the ability to provide an appropriate access into the site is subject to highway approval and is a particular concern for this site. The small site size and proximity of neighbouring properties means the site is restricted and scale/design become critical to avoid adverse impact on neighbouring properties. The site is within 30m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also 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. 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	Greenfield site located 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 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 and is a particular concern for this site. The small site size and proximity of neighbouring properties means the site is restricted and scale/design become critical to avoid adverse impact on neighbouring properties. The site is within 30m of 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
WHT041	rear of 193-197 Alkington Rd	Whitchurch	4.43	133	1.77	Large greenfield site outside but adjoining development boundary on W edge of Whitchurch. Site currently in agricultural use for grazing/fodder crops. Site has open countryside in agricultural use to N, W and S and residential development off Alkington Rd to E. Site boundaries are clearly defined by trees/hedgerows and field boundaries on all 4 sides and with residential properties on SE part of boundary. Site has no road frontage as such and current vehicle access is via track from Alkington Rd. Pedestrian and cycle access via same route - pavement provision.	open countryside in agricultural use	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site located outside but adjoining the development boundary, as such, any open market residential would 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. For instance the ability to provide an appropriate access into the site is subject to highway approval and is a particular concern for this site. The site is also within 30m of 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	Greenfield site located 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 subject to appropriate policy changes 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 and is a particular concern for this site. The site is also within 30m of 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.
WHT042	The Oaklands Farm, Whitchurch	Whitchurch	8.20	246	3.28	Greenfield site outside but adjoining development boundary on E edge of Whitchurch E of Shrewsbury-Crewe rail line and N of SAMDev housing allocation WHT051. Site is currently in agricultural use for arable and fodder crops. Site also contains part of Staggs Brook LWS. Site has further agricultural land to N and E; residential development to S and rail line to E. Boundaries are clearly defined by tree and hedgerows on all 4 sides although some hedges are gappy in nature. Site does not have road frontage as such and current vehicle access is via track through allocated site WHT051 so site effectively land locked at present. Pedestrian and cycle links same route to established network via Waymills/Nantwich Rd.	Character to the west is predominantly residential. Character to the north is predominantly agricultural. Character to the east is predominantly agricultural, however this land has been allocated for employment development. Character to the south is a mix of residential and land allocated for residential development.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site located outside but adjoining the development boundary. As such open market residential development is contrary to policy. Furthermore the site contains part of Staggs Brook Local Wildlife Site, therefore this element of the site and an appropriate buffer are not suitable for development as it would likely lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. Part of the site is also 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 management of any physical, heritage and environmental constraints. For instance comments will be needed from highway department regarding highway access. 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	Greenfield site located outside but adjoining the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, the site contains part of Staggs Brook Local Wildlife Site, therefore this element of the site and an appropriate buffer are not suitable for development as it would likely lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy. Part of the site is also 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 development subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance comments will be needed from highway department regarding highway access. 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	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
WHT043	Land between Chester Road & Pear Tree Lane, Whitchurch	Whitchurch	8.66	260	3.46	large greenfield site outside and away from development boundary on W edge of Whitchurch. Site currently in agricultural use for grazing/pasture and fodder crops. Site has agricultural use on all four sides and the A41 bypass on W boundary; E boundary to Chester Rd and properties along it; S boundary to properties on Pear Tree Lane. Site boundaries comprised fences/hedges to adjacent properties and trees/hedgerows to adjacent fields and roads. Site has road frontage to both Chester Rd on E and A41 bypass on W but no current highway access from either road. Submission proposes access via Chester Rd. pedestrian and cycle access also via Chester Rd to established network.	Countryside in agricultural use with some residential development to S and E of site.	Not Suitable	The site is located outside and separated from the development boundary. As such open market residential development is contrary to policy. Furthermore due to the sites poor relationship to the built form of the settlement, the site is not considered to have long term potential for open market residential development.	Not Suitable	The site is located outside and separated from the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. Furthermore due to the sites poor relationship to the built form of the settlement, the site is not considered to have long term potential for other forms of employment development.
WHT044	adjacent Chester Rd	Whitchurch	3.24	97	1.30	Greenfield site outside and away from development boundary on W edge of Whitchurch on N side of Chester rd. Site is 3 distinct field parcels currently in agricultural use as grassland and grazing/fodder crops. Site has further agricultural land to N and E and partly to S and W. Some residential properties to W of site along Pear Tree Lane. Site boundaries comprised established trees/hedgerows on all sides Site has road frontage and current vehicle access to Chester Rd. pedestrian and cycle access via same route to Chester Rd and established network.	Agricultural/countryside with some residential development to S	Not Suitable	The site is located outside and separated from the development boundary. As such open market residential development is contrary to policy. Furthermore due to the sites poor relationship to the built form of the settlement, the site in isolation is not considered to have long term potential for open market residential development. The site may have long term potential as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site (and wider area) is subject to highway approval. The site is also in proximity of a tree 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 and separated from the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However due to the sites poor relationship to the built form of the settlement, the site in isolation is not considered to have long term potential for other forms of employment development. The site may have long term potential as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site (and wider area) is subject to highway approval. The site is also in proximity of a tree 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.
WHT045	Mosslands and Moss Villa	Whitchurch	1.26	38	0.50	Small mixed site adjoining development boundary inside A41 bypass on S edge of Whitchurch. Site has development boundary and outline pp (on Tilstock road site - WHT009) for residential and mixed use on 3 sides N, S and W; to E is Tilstock Rd and Sir John Talbots secondary school. Site is currently occupied by residential properties Mosslands and Moss Villa which will remain and these occupy approx. 30% of site. Site boundaries are clearly defined by trees/hedgerows around site; N boundary with allocated site is reinforced by Greenfoot Lane. Site has road frontage and current vehicle access to Tilstock Road. Pedestrian and cycle access via same route pavement provision to established network.	Currently open countryside - however development of allocated site will mean extension of townscape to surround this site	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Mixed use site located 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate highway access is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Mixed use site located 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 development subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate highway access is subject to highway approval.
WHT046	off Alkington Road	Whitchurch	4.11	123	1.64	Large greenfield site outside but adjoining development boundary on W edge of Whitchurch. Site 4 distinct field parcels all currently in agricultural use for grazing/fodder crops. Site has open countryside in agricultural use to N and E. Site boundaries are clearly defined by trees/hedgerows and field boundaries on all 4 sides and with residential properties on SE part of boundary. Site has no road frontage as such and current vehicle access is via track from Alkington Rd. Pedestrian and cycle access via same route - pavement provision.	Suburban edge with outlook onto areas of open countryside.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site located 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate highway access is subject to highway approval. The ability to provide appropriate linkages between the two elements of the site (identified by the pinch point in the western portion of the site) is also subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site located 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate highway access is subject to highway approval. The ability to provide appropriate linkages between the two elements of the site (identified by the pinch point in the western portion of the site) is also 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
WHT043	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, viable and achievable (subject to any further necessary viability assessment). However the site is not suitable for development as it is located in open countryside, separated from both the development boundary and the built form of the settlement, 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 and/or their representatives; and any further necessary viability assessment work. However as the site is located in open countryside; appropriate employment development is limited to small scale rural enterprise and diversification schemes. The site poorly relates to the built form of the settlement, and is therefore in unsuitable for other forms of employment development.
WHT044	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, viable and achievable (subject to any further necessary viability assessment). However the site is not suitable for development as it is located in open countryside, where open market residential development is contrary to policy. Furthermore due to the sites poor relationship to the built form of the settlement, the site in isolation is not considered to have long term potential for open market residential development. The site may have long term potential for open market residential development as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes; management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	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 located in open countryside; appropriate employment development is limited to small scale rural enterprise and diversification schemes. The site poorly relates to the built form of the settlement, and is therefore in isolation unsuitable for other forms of employment development. The site may have long term potential for other forms of employment development as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes; management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
WHT045	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 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. 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.
WHT046	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 the ability to provide satisfactory highway access to and through 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 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 the ability to provide satisfactory highway access to and through 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; 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
WHT047	Linden Court	Whitchurch	2.86	86	1.14	Largely greenfield site including existing residential properties on W edge of Whitchurch. Part of site around existing properties lies within development boundary remainder of site is outside, Current pre-app discussions underway for residential development in conjunction with Fairfields sheltered housing group. W portion of site is currently used for rough grazing and E portion appears to be garden and unused land for Linden Court. Site has road frontage to Haroldgate and current vehicle access via Linden Court driveway to Tarporley Rd and driveway for Fairfields off Chester Rd to S. Pedestrian and cycle access from either - pavement provision - to established network. Site boundaries are clearly defined by neighbouring residential properties and fences/hedges etc and with agricultural land to W by existing hedgerows and trees. Site contains a number of established mature trees.	Residential to N, S, and E, Agricultural land/countryside to W.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site located 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 management of any physical, heritage and environmental constraints. For instance the site in within proximity of a conservation area and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. 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	Greenfield site located 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 development subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the site in within proximity of a conservation area and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
WHT048	off Pear Tree Lane	Whitchurch	5.67	170	2.27	Large greenfield site outside and away from development boundary on W side of Whitchurch adjacent to A41 Whitchurch bypass S of Pear Tree lane. Site currently 2 distinct fields in use for grazing/fodder crops with some internal hedge boundaries. Site has agricultural land on all 4 sides with some individual properties on Pear Tree Lane on NE corner and Stoneleigh Farm on NW corner; W boundary is with A41 Whitchurch bypass. Site boundaries are clearly defined by tree/hedgerows. Site has road frontage to A41 but current vehicle access is via track off Pear Tree Lane. Pedestrian and cycle access via Pear tree Lane - no pavement provision.	Open countryside with some individual properties.	Not Suitable	The site is located outside and separated from the development boundary. As such open market residential development is contrary to policy. Furthermore due to the sites poor relationship to the built form of the settlement, the site in isolation is not considered to have long term potential for open market residential. The site may have long term potential as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site (and wider area) is subject to highway approval. The sites topography is undulating and rises up over the settlement to its south, which will require due consideration. The site is also in proximity of a LNR and 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 located outside and separated from the development boundary. As such employment development is limited to small scale rural enterprise and diversification schemes. However, due to the sites poor relationship to the built form of the settlement, the site in isolation is not considered to have long term potential for other forms of employment development. The site may have long term potential as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes and management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site (and wider area) is subject to highway approval. The sites topography is undulating and rises up over the settlement to its south, which will require due consideration. The site is also in proximity of a LNR and 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.
WHT050	Land East of Tarporley Rd	Whitchurch	1.70	51	0.68	Site is outside but adjoins development boundary, extends to around 1.69 hectares and is currently in agricultural use as grazing land. It stands within 500 metres of Whitchurch town centre and has a short section of roadside frontage onto Tarporley Road. A public footpath runs along its north western boundary while dwellings are located to both sides of the road frontage and opposite. Access is gained from Tarporley Road which runs between the town centre and the A49. The site slopes away from Tarporley Road to a low lying area with a pond.	Character to the south and west is predominantly residential. Character to the north is predominantly agricultural. Character to the east is a mix of agricultural, woodland and commercial.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site located 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site in within proximity of a conservation area and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. 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	Greenfield site located 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 development, subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. The site in within proximity of a conservation area and 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.
WHT051	Vineyard Farm	Whitchurch	4.13	124	1.65	Farm and surrounding greenfield land in current agricultural use for pasture/grazing and fodder crops. Site is outside but adjoining development boundary and inside A41 bypass on S edge of Whitchurch. Site also contains farmhouse, several farm buildings surfaced access roads and pond. Site has agricultural land on all sides currently although E boundary is with allocated housing site (WHT051). Site boundaries are clearly defined by hedgerows and trees. S boundary is with A41 bypass and W boundary is with Alkington Rd. Site has road frontage and current vehicle access to Alkington Rd and road frontage also to A41 bypass. Pedestrian and cycle access via Alkington Rd to established network	Open countryside on edge of suburban area	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site located 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 management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and into the site is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	Greenfield site located 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 development subject to appropriate policy changes and management of any physical, heritage and environmental constraints. For instance the ability to provide an appropriate access to and 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
WHT047	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 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.
WHT048	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, viable and achievable (subject to any further necessary viability assessment). However the site is not suitable for development as it is located in open countryside, where open market residential development is contrary to policy. Furthermore due to the sites poor relationship to the built form of the settlement, the site in isolation is not considered to have long term potential for open market residential development. The site may have long term potential for open market residential development as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes; management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.	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 located in open countryside; appropriate employment development is limited to small scale rural enterprise and diversification schemes. The site poorly relates to the built form of the settlement, and is therefore in isolation unsuitable for other forms of employment development. The site may have long term potential for other forms of development as part of a wider release in this location, which could provide greater integration to the existing settlement and its built form. Any long term potential of a larger release would be subject to appropriate policy changes; management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment.
WHT050	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 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.
WHT051	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 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.

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
WHT052	Land at Oaklands Farm (B5398), Whitchurch	Whitchurch	9.01	270	3.60	The site consists of a series of agricultural fields to the east of Whitchurch. The site is allocated for employment development.	Character to the north and east is primarily agricultural. Character to the south is primarily employment. Character to the west is a mix of agricultural, employment and 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 and environmental constraints present. For instance 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. 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. The ability to provide an appropriate access into the site is subject to highway approval.	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 and 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. 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. The ability to provide an appropriate access into the site is subject to highway approval.
WHT053	Land at Heath Road (A41 / A525), Whitchurch	Whitchurch	10.77	323	4.31	Triangular site consisting of a series of agricultural fields located to the South of Whitchurch. The site is enclosed by the A41, A525, B5395 (Prees Road) and Railway Line. The site is an employment allocation.	Character to the south, east and west is primarily agricultural. Character to the north is a mix of education, playing fields and agriculture (land allocated for residential development).	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 and environmental constraints present. For instance a particular consideration is the sites location to the south of the A525 (Whitchurch Bypass), which represents a significant physical barrier, separating potential occupiers from the settlement of Whitchurch. The site is also in proximity of a Ramsar/SAC (Brown Moss), therefore development is subject to an appropriate assessment under the Habitats Regulations.	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 and environmental constraints present. For instance a particular consideration is the sites location to the south of the A525 (Whitchurch Bypass), which represents a significant physical barrier, separating potential occupiers from the settlement of Whitchurch. The site is also in proximity of a Ramsar/SAC (Brown Moss), therefore development is subject to an appropriate assessment under the Habitats Regulations.
WHT054	Land to the rear of 53 Belton Road, Whitchurch	Whitchurch	0.87	26	0.35	The site consists of an agricultural field to the south of Belton Road and the properties along it. The site includes the property 53 Belton Road, which would provide access to the site.	Character to south and east is predominantly agricultural. Character to the north 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	A small part of the site is located within the development boundary, however the majority 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 management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval.	Not Currently Suitable but Future Potential - Subject to Further Detailed Assessment	A small part of the site is located within the development boundary, however the majority 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 management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and 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
WHT052	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	The site has been allocated for employment 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 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.
WHT053	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	The site has been allocated for employment 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 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. Such constraints include the need to consider the sites location to the south of the A525 (Whitchurch Bypass), which represents a significant physical barrier, separating potential occupiers from the settlement of Whitchurch. The site is also in proximity of a Ramsar/SAC (Brown Moss), therefore development is subject to an appropriate assessment under the Habitats Regulations. 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. The site is also in proximity of a Ramsar/SAC (Brown Moss), therefore development is subject to an appropriate assessment under the Habitats Regulations. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.
WHT054	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 much of 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. Much of 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.