amination and Post ession Notes	Settlement	Site References	Original SHLAA Appendix Classification	SAMDev Site	Site Name	Gross ha	5	Year Tests A an	nd B	5 Year Test (Schedule/Ac Achievable wi prospect that h delivered	hievability - ith a realistic ousing will be	Summary		Forecast Build	Out Rates (at at	31st March 201	14)	Total		Forecast Build	Out Rates <mark>(as at</mark>	31st March 20	14)	Total		ld Out Rates (as March 2014)	Total	2026+
							A) Available now - no legal or physical impediment to development now	Now -	B) Suitable Now - suitable location for development now - reps against / quality of arguments against/plann ng issues	D) Developer e involvement/Key Delivery Milestones	E) Viability		2014/15	2015/16	2016/17	2017/18	2018/19		2019/20	2020/21	2021/22	2022/23	2023/24		2024/25	2025/26		
	Albrighton	ALB003 (SAMDev) (includes ALB015)		2 Yes	Land at White Acres	1.04	No impediments	development			No known viability concerns	Small greenfield site within village development boundary. Sustainable development. No fundamental planning issues. Identified in Neighbourhood Plan Light. Likely to be delivered.				2	20	2	0									
	Albrighton	ALBOOS		2 No	Caravan Storage, Station Road	0.22	Part of the site used for caravan storage is long and thin, which will require carefu design to accommodate development. Conversion of attractive station buildings would also require good design.	Yes - the site is suitable.	s Yes - suitable and sustainable location, but not currently promoted.	available and potentially achievable. The site however is not currently promote and therefore delivery of site is	information available it is also t considered d that the site is economically viable and the capacity of the e developer to	promoted and therefore delivery of site is uncertain at this time and	y n						0			1	.0		10			

					1		L.								. 1	. 1	1		 	 	 	,
Agents letter noted - further follow up provided.	Albrighton	ALB002 (SAMDev)	4	Yes	Land East of Shaw Lane	19.1 No impedime	Yes - ts. sustainable	Yes - large greenfield site	Development company set up. 80	Additional	Major greenfield site on edge of				64	64	30	30		60		
follow up provided.		(SAMDEV)			Shaw Lanc	mpedine	development.		units already have		village providing											
							80 units have		planning	viability.	for an additional											
							permission. Neighbourhoo	existing	permission BR2008/00907		124 dwellings to supplement											
							d Plan (light)	development			adjoining site with											
							includes all of	on two sides	Overall capacity		permission for up											
							the site.	and railway to north east.	now 180 dwellings.	·	to 80 dwellings (BR2008/00907).											
								Main access	Willing landowner for whole site.		Reserved Matters											
								from	Assuming only 80		application to be											
								Kingswood Road.	of total to be		submitted late											
								Sustainable	delivered in years 1 5.	1	November 2014 for 56 dwellings											
								development.	-		(so overall site still											
											180 dwellings). Identified in											
											Neighbourhood											
											Plan Light.											
											Sustainable development.											
											Willing											
											landowner. Full											
											application on site											
											expected early 2015 for up to 124											
											additional											
											dwellings. Likely											
											to be delivered but spread over											
											years 5-7											
											following on from											
											site BR2008/00907.											
	Ash Parva	ASHP002	4	Yes	Land west of	1.10 Yes - no	Yes, subject to	Small	Current full	No known	Small greenfield		R			8					 	┝───┤
		(SAMDev)	-		Ash Parva	impedime		greenfield site	planning	viability	site on edge of		0			8						
						Single	set out in	on edge of	application	concerns.	village. No											
						ownership	development guidelines	village. No fundamental	14/03860/FUL for 8 dwellings.	3	fundamental planning issues.											
							regarding	planning	uwenings.		Current full											
							footpath, pon	d issues.			planning											
							and car parking.				application 14/03860/FUL for											
							Parish Council				8 dwellings. Likely											
							support.				to be delivered.											
Outline planning applicaton	Baschurch	BAS019a	2	No	Land off	0.38 No	Within the	The site has no	Possible	No major	The site is			5	0	5						
proposals (14/02286/OUT)					Station Road	impedime		known policy		issues	suitable, available											
have been put forward on land opposite Baschurch's					(Boreatton Arms)		boundary and potentially	restrictions or physical	development	identified.	and potentially deliverable. No											
former railway station, which					,		suitable for	limitations			major obstacles to											
includes the old sidings and							development.	that would			delivery identifed.											
the now closed Boreatton Arms pub. (post 31st March								limit development.														
2014) . Total capacity for 50																						
dwellings, inlcuding land at																						
BAS019b. BAS019a figures reduced from 30.																						
. caacca ironi so.																						
Outline planning applicaton	Bschurch	BAS019b	6	No	Land at Station	tbc No	Outside	Potentially	Part of the SHLAA	No major	Deliverable within						10	10		20		
proposals (14/02286/OUT)					Road	impedime	ts settlement	suitable as	site lies within	issues	the 2nd five year											
have been put forward on land opposite Baschurch's						but part o			planning	identified.	tranche.											
land opposite Baschurch's former railway station, which						phased scheme	linked to sites within	e	application 14/02286/OUT													
includes the old sidings and						Scheme	boundary.	development.														
the now closed Boreatton																						
Arms pub. (post 31st March 2014) . Total capacity for 50																						
dwellings, inlcuding land at																						
BAS019b. BAS019b figures																						
included for 20 in 2nd five year tranche.																						
year tranche.																						

rmer railway station, which cludes the old sidings and cludes the old sidings and cludes the old sidings and chudes the old sidings and e now closed Boreatton yard / builders yard / builders <		1-		· · ·		_				1-		I	· · ·	,			r	, , , , , , , , , , , , , , , , , , , ,	 	<u>г г</u>		r ,	· · ·	
		Baschurch	BAS026	2 1										0	12	13	•	25						
	land opposite Baschurch's					Station noud																		
Image: Series of the series	former railway station, which										· · ·													
	includes the old sidings and																							
	the now closed Boreatton																							
										2015.		railway line.												
NAME								expected xxx.																
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Site included following		BAS035 (SAMDev) BAS014	4 Yes	Land off Station Rd	available from k Station Road and scope to it provide school F drop off zone s if required.	Provision of great and for school clos forop off zone facii f required. villa Parish Council Sust support. No No fun plar issu	enfield site planning application (14/02454/OUT) ge. tainable elopment. damental nning es. efforts and the second		Greenfield site with access available from Station Road and scope to provide school drop off zone, if required. Current outline planning application (14/02454/0UT). Parish Council support. Site likely to be delivered.		20	20	40	10	10		20	0.00	
completion of cross- reference work.				Baschurch / land at Statior Road	1 8 S 2	granted in site September plar	lement interest. now with ning misson.	not allocated so scheme pushed back to second 5 year tranche.	development now with full planning permission.										
	Bayston Hill		2 No	Land at Gorse Lane	confidence in s the site being r available and c coming a forward for c development. r Although c delivery may t be in the l longer term, bue to landownership issues.	auitable for for l residential dev Jevelopment typi at a low com density that mix eflects the det character of deta he village dwe ocation.	suitable The site is suitable low density for residential elopment development at a low density that prising a reflects the character of the ached or village location although it is unlikely to come forward until the longer term time band due to land ownership.	information available it is also considered that the site is economically viable and the capacity of th developer to complete and sell the housing in this area is good.	typically comprising a mix of semi detached or detached dwellings. It is unlikely to come forward until the longer term time band due to land ownership.								2	20	
No additional comments.	Bayston Hill	BAY016	2 No	Development Land Adj Leylands Pulley Lane Bayston Hill Shrewsbury Shropshire	comprises of c an area which 3 is currently in r domestic use g as the t	Brd April 2014 - plar	There are no legal damental or ownership ning problems which es. could limit development here and the site has been promoted b a developer (Shropshire Homes).	viability constraints.	Site is suitable for a small development scheme which has been resolved to grant. Site likely to come forward during the first 5 years of the development framework.			9	9						

	Bishops Castle	BISH019	2	Livestock 0 market, Station Street	41 Within conservation area. The amenity value of the car park, toilets and recycling facilities outweighs any development value. However, if the auction yard was moved to another appropriate site then that section of the good for residential development as it close to all facilities and employment.		within existing town development boundary.	residential	information available it is also considered that the site is economically viable and the	a considerable amount of time.					0					12	12	
	Bishops Castle	BISH020	2	Rear of 0 surgery, Schoolhouse Lane	43 Could probably only be developed in conjunction with BISH013 due to access problems but could achieve low density development here given topography and mature trees.		within existing town development boundary.	Site is suitable however is not currently available. Site is considered to be developable in the longer term planning period.	also considered	boundary, but not currently available.					0					10	10	
	Bishop's Castle			Blunden Hall, Brampton Road	51 The site should be developed at a relatively low density given the rural character of the area and recommend detached or town house style development here.		within existing town development boundary.	Site is suitable however is not currently available. Site is considered to be developable in the longer term planning period.	also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.	boundary, but not currently available.					0					15	15	
Site deliverable at this scale and in this time-lime considering local infrastructure constraints.	Bishop's Castle	BISH013 (SAMDev)	4	Schoolhouse 1 Lane	91 Yes. Single landowner. Greenfield site on edge of settlement.	<u>.</u>	sustainable location and no fundamental planning issues	Site promoted by landowner - indicative layout submitted to demonstrate delivery capacity but landowner not showing urgency to bring forward.	viability constraints	Straightforward greenfield site. Town Council support. Site deliverable but spread over years 1-10 to reflect landowner's current approach.			10	10	20	10	10		20			

		BLETOO1			Land north of A41		There is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner.	Yes - site is considered suitable for development, subject to further detailed assessmement	the village boundary.	considered suitable for development, subject to further detailed assessment.	available, it is considered that there is a reasonable prospect that housing will be delivered on the site as the site is suitable and development is being actively promoted.	This site is considered suitable for development, subject to further detailed assessment.					0	8		
Within the settlement boundary.	Bomere Heath	BOM008	2	No	North of Cornfield Close		This site is a small flat field/grassland, currently in use for grazing purposes and by mature hedges and trees on the borders. The site also abuts existing housing and adjoins an access road. No major physical or legal impediments to development.	early	representation s raised to date.	July / August 2014. Small development	No major vlability issues raised by the applicant.			5			5			
	Bomere Heath	BOM004 (SAMDev)	4	Yes	Land off Shrewsbury Road	5.76	Yes - no impediments.	Yes, subject to site development guidelines regarding provision of public open space, footway, and other links. Parish Council support.	greenfield site close to centre of village. Sustainable development. No fundamental planning issues.	Homes/Cameron		Development of former recreation ground with Parish Council support and developer involvement - Galliers Homes/Cameron Homes have advised of intention to submit outline application, aiming for consent by end of 2014, then reserved matters early 2015, commencing autumn 2015, with build out over 30 months. Likely to be delivered.		5	15	10	30			
	Bridgnorth	BRID009	2		Dirlot and Winchester Houses, Wenlock Road	0.3	Commercial use on the site, which was approved in 2012.	Technically yes - although no approach has been made recently.	raised at this stage,	and received planning permission on 02/04/08 for five dwellings. This permission has subsequently lapsed. Commercial use accepted for site in 2012. Longer term	information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the	The site is comprised of two large residential properties. Surrounding uses are predominantly residential together with the Police Station and Bridgnorth District Council Offices.					0			

	8			
	0	5	5	

Discussion to be held at	Deidan - +++	PRID001 and	4 12		Land north of	11 00 No.	tion Voc	Cito on ad-	f Cito promoted b	Majori-	Site on odge -f						-	20	1	1		96		
Discussion to be held at Bridgnorth Session.	Bridgnorth	BRID001 and BRID20b	4 Yes		Land north of Wenlock Road,	11.90 New jun onto A4		town including	f Site promoted by g principal	Major project but housing	Site on edge of town including		14	50	50	114	50	30				00		
-		(SAMDev)			Tasley	required	be sustainab	e redevelopmer	n employment	cross-	redevelopment of													
						Linked to relocatio				subsidises	Livestock Market													
						Livestoc		Market site - sustainable	provider in Bridgnorth with	investment,	site - sustainable development with													
						Market	growth of	development	track record of	relocation of	no fundamental													
						although	major marke	with no fundamental	delivery. Detailed site investigations	livestock market and	planning issues affecting													
						t of BRID		planning	in hand prior to	provision of	suitability.													
						not depe	ndent realistic	issues	submission of	serviced	Planning													
						on the relocation	alternatives and no	affecting suitability.	planning application.	employment land.	objections submitted													
						happeni		Planning	application.	ianu.	regarding													
						advance	planning	objections			proposed													
						Single m landown		submitted regarding			allocation, but major extension to													
						(Tasley		proposed			town with limited													
						Estates)		allocation, but	t I		realistic													
						including for reloc		major extension to			alternatives to deliver required													
						of Livest		town with			housing and													
						Market.		limited			employment land.													
								realistic alternatives to	,		New junction onto A458 required.													
								deliver			Linked to													
								required			relocation of													
								housing and employment			Livestock Market although													
								land.			redevelopment of													
											BRID20b not dependent on the													
											dependent on the relocation													
											happening in													
											advance. Site promoted by													
											orincipal													
Discussion to be held at Bridgnorth Session.	Bridgnorth	BRID020a (SAMDev)	4 Yes		Land north of Church Lane,	12.73 Develop	nent Yes - nt on considered to		f Development linked to progress	Major project linked to	Site on edge of town - sustainable					0		20	50	60	60	190 6	0 50 1	110
enugnoral session.		(Shirtber)			Tasley		iked be sustainab		with BRID001 and	BRID001 and	development with													
						to progr	ss of developmen	development	BRID20b, so	BRID020b but	no fundamental													
						BRID001 BRID020		with no fundamental	development not likely in years 1-6.	housing cross- subsidises	planning issues affecting													
						Single m		planning	Site promoted by	infrastructure														
						landown	er major marke		principal	investment,	Planning													
						(Tasley Estates).	town with limited	affecting suitability.	employment land/buildings	relocation of livestock	objections submitted													
						cours).	realistic	Planning	provider in	market and	regarding													
							alternatives	objections	Bridgnorth with	provision of	proposed													
							and no fundamental	submitted regarding	track record of delivery.	serviced employment	allocation, but major extension to													
							planning	proposed		land.	Bridgnorth with													
							issues -	allocation, but	:		limited realistic													
							subject to access	major extension to			alternatives to deliver required													
							provision via	town with			housing and													
							BRID020b an				employment land.													
							highway improvemen	realistic s alternatives to	,		Development dependent on													
							on Church	deliver			access, linked to													
							Lane.	required			progress of RRID001 and													
								housing and employment			BRID001 and BRID020b and													
								land.			highway													
											improvements on Church Lane													
											Church Lane. Single major													
											landowner (Tasley													
											Estates) including site for relocation													
											of Livestock													
											Market. Housing													
											cross-subsidises infrastructure													
	Broseley	BROS021a	2 No		Land off	1.07 A well lo			f Site has been	From the	A well located site					0		10				10		
					Cockshutt Lane	site suita		site BBOS021/09	actively marketed	information available, it is	which is suitable for residential													
					Latte	for resid develop		BROS021/09, which is fully	in the past.	available, it is considered	for residential development, but													
						subject t	the require the	inside of		that there is a	there would be a													
						relocation the exist		settlement		reasonable	delay in delivering													
						the exist business		development boundary.		prospect that housing may	housing due to the current active use													
						This the	fore			be delivered	of the site.													
						likely to				on the site.														
						longer te site.																		
	1	I I	I		L L_			1	I	·		I	I							I	I	1	1 1	

	Broseley	BROSO23a	2	No	Land off Barratts Hill	0.27	Smaller part of site BROS023/09, fully inside of settlement boundary. Site located to the west of the settlement development boundary and fully within the Conservation Area for Broseley.	the settlement boundary and suitable subject to a high quality application due to its relationship to	No major representation s raised to date.	interest. Small site with completion	From the information available it is also considered that the site is economically viable and the capacity of the developer to complete the housing is good.						8 8		
Planning approval now granted (November 2014) subject to s.106. It is understood the s.106 agreement is close to completion.	Broseley	BROSO11	2	Yes	Dark Lane, Broseley	3.22	No major impediments to development now with progress being made on s.106 issues.	New Taylor Wimpey application with a revised site capacity of 88 dwellings. Historically planning committee had resolved to grant an application for 94 dwellings.	Considered a sustainable location with the principle of development having been historically agreed by planning committee. The site is also an allocated housing site in the Bridgnorth District Local Plan (saved policy BR01)	with the site. S.106 likely to be completed to accompany officer report for planning	regarding the viability of the scheme with matters addressed	New Taylor Wimpey application with a revised site capacity of 88 dwellings. Application and s.106 progressing in parallel andf expected to report to planning committee by the end of 2014.		30	30	2	8 88		
	Bucknell	BUCK004	2	No	Field opposite junior school	1.46	Square level site bounded by road on two sides (opposite school and station) with residential on the other two sides. Currently very narrow access opposite station. Clearly defined boundaries, hedges or post and wire, no mature trees, pond marked on M3. Used for sheep grazing. No legal impediments to delivery.	Due to the nature of the site and its current use as farm land, the site has been placed within the latest timeframe for development potential.	although suitable and		available it is also considered that the site is not currently economically viable but could become more viable in later years due to the increased capacity for a	Site suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings. Due to the nature of the site and its current use as farm land, the site has been placed within the latest timeframe for development potential.							

	0		0	45

Bucknell BUCK005	village sloping (dow towards roa open space i the centre of village mark as playing fields but is horse grazin Part of site t west adjoins Motte. No legal impediment to delivery.	htty nature of the site and its suitable and plan period. information available plan period. available available available plan period. of site and its suitable and suitable is conside conside in farm land, the place within essentially information of site has been Greenfield reasona prospect the lates should be development site timeframe for development after other on the site suitable ts brownfield suitable ts the lates houving development after other advelop have been the site suitable suitable ts taken forward. mediun	mation medium density idevelopment dered typically here is a comprising a mix nable of detached, semi detached and ngwill terraced divered dwellings. Due to e site as the nature of the te is site and its current placed within one um term. of the latest timeframes for development potential.	
Bucknell BUCK001sd (SAMDev)	(extended water site) treatment constraint awaiting	STW sustainable planning viability setter application constra works upgrade identified in 13/03241/FUL. overcor (2018) or current and Development increasi publication of Local Plans. Application likely dwelling tby nutrient No in principle to be withdrawn extendi management planning consortium. extendi plan and concers tratment works extendi	ity within settlement. No planning issues ome by of principle except asing overall Clun er of Catchment water	
Burford BUR008	2 No Green field 1.19 Flat site used adj. Aspire good (summer) hedge to rea Surrounded most sides b employment uses. Access on bend but reasonably visibility, within speed limit.	that the site although brownoted prospect that the site will come informa available forward during the also ear. through the symbol suitable and promoted promoted available forward during the plan period. conside that the consider do n to to to to to to to to to to to to to	nation that the site has hble it is promoted through dered this study, but he site is came forward omically from the last 2 and the UHCS it is ity of the considered likely oper to that although the lete and site is available, it	

<u>-</u>				· ·								 		 									
Chi		CHIR001 (SAMDev)	4	Land to rear of Camlad Cottages	(Es leg ph	ndowner state) - no gal or lysical lpediment	Yes - sustainable development within settlement. Parish Council support.	fundamental planning	Indicative layout prepared by agent. Landowner proposing phased development.	d greenfield site	Straightforward sustainable greenfield site in single land ownership (Estate; with Parish Council support. Landowner proposing development in 2 phases.			20	20	10			10				
	hurch retton	CSTR016	2	Crown Carpets, Burway Road		tent unclear	development within settlement.	within town development boundary and suitable for redevelopmen t, and could	adjoining site	, information available it is also considered that the site is economically	dwellings are agreed in principle by the Authority. May come forward earlier in the development programme.									6	6	12	
	hurch retton	CSTR024	2	Church Stretton Car Sales, Burway Rd		tent unclear	development within settlement.	within town development boundary and suitable for redevelopmen t, and could come forward with adjoining	development, possibly in conjunction with	available it is also considered that the site is economically viable and the	sensitively for high density town houses or a small terrace.									5		5	
	hurch retton	CSTR028	2	Land at Woodbank House		ndowner.		current town development boundary but proposed to be included in boundary in SAMDev Plan.	reasonable prospect of delivery in years 1-	viability constraints	Site is suitable and available. From the information available it is likely that delivery on this site will be in the longer term.		6		6								
		CSTR018 (SAMDev)	4	School playing field, Shrewsbury Road	Co scl pla De de pro rej fac inv ex to ag inv co lik rei ca rat	ropshire uncil owned hool ayingfield. veelopment pendent on ovision of placement ilities volving land change (yet be formally reed). SFRA dicates flood nstraints ely to duce pacity (34 ther than 50 vellings).	Site development complexities need to be resolved.		Not likely to come forward in Years 1- 5	land exchange values, cost of provision of replacement facilities and housing yield.	playingfield – development dependent on						34		34				

	Church Stretton	CSTR019 (SAMDev)	4 Yes	Battlefield to rear of Oaks Road/Alison Road	landowners - agreement in place	outline s	suitable sustainable ocation.	within 12 months.	involves construction of elevated carriageway	Site has outline planning permission subject to S106 Agreement - Committee date 16/09/14 14/01173/OUT. Agreement in place between landowners for access to be provided – so site deliverable.		26	26	52						
	Claverley	CLAV003	2 No	Land off Aston Lane, Claverley	agreement on the land.	affordable r	epresentation raised to	Registered Housing Provider is yet to secure finance from the HCA. Proposal does not form part of build programme 2015 - 2018, however, funding will be sought from the HCA as soon as it releases it's CME funding (Continued Market Engagement). Shropshire Housing Group are generally realistic with intended housing delivery.	Scheme viability dependent upon CME funding but the Registered Housing Provider is generally realistic about project delivery.	Medium sized affordable housing scheme promoted by a Registered Housing Provider with a solid track record of realistic and intended housing delivery.			15	15						
General care and high dependency care. Bedroom only arrangements. Reduction of 39 dwelling equivalent from 5 year supply (19 - 2015/16 and 20 2016/17).	Cleobury Mortimer	СМО003	2 No	Dudley Machine Tool Hire	centre currently used as machine tool hire.	come forward r	raised to	application - late 2014/ early 2015. Start on site 2015./16. Completion by end of March 2017.	information	development.				0						
	Cleobury Mortimer	СМО009	2 No	Adj. Catholic Church Lower Street	0.28 Small but central site in the village and could accommodate low density growth at 8 dwellings. Not currently available.	settlement a boundary and d potentially f	available for development - forecast delivery 2024 /25.	however is not currently available. Site is considered to be developable in the longer term planning period.	also considered that the site is	accommodate low density growth at 8 dwellings. It is not currently available.				0				8	8	
	Cleobury Mortimer	СМО010	2 No	Land rear of Lower Street	0.5 The site is suitable subject to resolving access constraints. Not clear whether site access problems could be resolved within the next five years.		Sustainable orad ocation.	considered that the site is economically viable and the capacity of the developer to		Modest SHLAA site within the settlement boundary, but with problems over access. Delivery forecast within the medium term.				0	12		12			

Cleobu		2	Former Doctors Surgery, Cleobury Mortimer	tbc Site considered deliverable in the long term.	Technically yes and sustainable location, but limited market information about delivery. Planning application in progress post 31st march 2014.	Accepted SHLAA site within a defined settlement.	Site promoter identified through SHLAA.	No major viability issues noted to date.	The yield will reflect the shape of site, access roads and need fo noise buffer. Likely to be delivered.	r	S		5									
Cleobu Mortim			New House tb Farm Tenbury Road	c Development subject to access off Tenbury Road or via adjoining site off Tenbury Road (CMO002).	Subject to sensitive design, landscape buffering and screening between new housing development and the Brewery on adjacent land to the south, and an appropriate drainage scheme.	No fundamental planning issues.	Planning application expected 2015/16 with build out complete within the next 5 years.	No major viability issues raised to date.	Straightforward small greenfield site on edge of settlement. Single land ownership. No fundamental planning issues. Parish Council support. Likely to be delivered.			7	7									
Clun	CLUN002 (SAMDev)		B4368 east of th	c Site in Clun catchment area, so waste water treatment constraint awaiting investment by STW - in a current programme and due at 2018. Single landowner.	STW treatment works upgrade (2018) or possibly publication of	edge of sustainable settlement. No fundamental planning	being progressed pending STW treatment works upgrade	viability constraints overcome by increasing number of dwellings by	Greenfield site on edge of settlement. No planning issues of principle except overall Clun Catchment water quality issue – to be resolved by upgrade of STW treatment works. Current outline planning application 13/03440/OUT pending STW treatment works upgrade. Likely to be delivered after 2018 when treatment works programmed for implementation.				0	10	10	10	10	10	50	10	10	
Clungui	unford CLUNG001	sd 2	Land at Clungunford Farm	0.66 Site located within the village and consists of Clungunford Farm Farmhouse and Clungunford Farm Barn residential dwelling. There are several farm related buildings and a small field/grazing paddock. No major physical or legal impediments to development.	for small scale development of up to 5 dwellings, subject to sensitive development.	No major representation s raised to date.		Scheme is progressing well and addressing sensitive heritage issues. No major viability issues raised.	Site suitable for small scale development of up to 5 dwellings, subject to sensitive development.			5	5									

Cockshu	itt CO002 (a + b (SAMDev)) 4 Yes	Land west of Cockshutt off Shrewsbury Road	tbc Straightforwar d small greenfield site	Highway loca evidence no s	ble Site pro ion and identifie gnificant likely to esentation delivere	d and viability iss be noted to da	Straightforward small greenfield Highway evidence assessed and found to demonstrate delivery. Parish Council support. Likely to be delivered.		5	5	10					
Cockshu	itt CO005sd & CO023sd (SAMDev)	4 Yes	Cockshutt House Farm and Land to South of Kenwick Road	considered deliverable.	sustainable loca location. no s	ion and likely to gnificant delivered	be subject to d towards further of the first assessmen ranche.				5	5					
Cockshu	utt CO018 (SAMDev)	4 Yes	Land at Chapel House Farm	tbc Site considered deliverable.	sustainable loca location. no s	ion and likely to	d towards further of the first assessment ranche. groundwat	small greenfield site with no of fundamental r planning issues and Parish Counc support. Likely to be delivered.		S		5					
Cockshu	utt C0004	6 No	Development Land East Of Shrewsbury Road Cockshutt Shropshire	0.86 Information gathered for the purposes of this study suggests that there is confidence in the site being available.	location, but loca limited market dev information and about com delivery. the sust mix		d through legal or	planning permission. a n y a ior s			5	5				0	
Condove	er CON007sd	2 No	Land at Home Farm Condover	1.44 Currently inactive.	area. no o	ion, but to be de arification althoug	liverable, information	s this location but still allow for a m of types. is y he the							12 1	3 25	
Condove	er CON005 (SAMDev)	4 Yes	Land east of Shrewsbury Road, opp. Pyepit, Condover	impediments. Single Iandownership	straightforwar gree d site. Parish with Council Sust support. dev No	in village. ainable opment. amental ning	ed site. No known viability concerns	Straightforward small greenfield site with no fundamental planning issues and Parish Counc support. Likely to be delivered.			5	5					

I		, ,									L	 	 					1 1		,	
Condover	CON006	4	Yes	Land opposite	tbc No				Promoted site.		Straightforward					5			-	,	
	(SAMDev)			School, south	impe			greenfield site		viability	small greenfield										
				of The Lawns,	Sing			within village.		concerns	site with no										
				Condover	land	downership C		Sustainable			fundamental										
						SI		devlopment.			planning issues										
								No			and Parish Council										
								fundamental			support. Site likely										
								planning			to be delivered										
							li	issues.			but indicating										
											Years 6-10 to										
											reflect Parish										
											Council aspiration										
											for phasing of										
											development in										
											the village.										
Craven Arms	CRAV021	2	No	Temperance	0.27 Yes		es - subject				This site is ripe for			4	4	4			4	1	
				Hall			o a high		the site has been	information	redevelopment										
					impe		quality		actively pursued by		and has been										
							cheme comig		the authorities and		identified in a										
						fo	orward.		has been identified		number of studies										
							1				for improvement										
							:		studies for		/redevelopment.										
							li		improvement	viable and the											
							1	/redevelopme	/redevelopment.	capacity of the											
							1	nt.		developer to											
										complete and											
										sell the											
										housing is											
										good.											
	60.01/022			All and a City	0.05			Design of the second	The second second	For the			 			10					
Craven Arms	CRAVU22	2	No	Abattoir Site	0.85 This		No - as		This site is only likely to come		Development capacity identifed					10			10	,	
							equires the elocation of														
							he abattoir.		abattoir has		in planning agent's letter of 2nd May										
						ttoir has	ne abattoir.		relocated to the		2013. Only part of										
						cated.	1		proposed site off		abattoir yard										
					Telo	icaleu.			the A49. However,												
									once this has		housing due to										
									occurred the site		extensive flood										
									might become	developer to	risk across site.										
					1				available for		Development of								1		
									development;		existing abattoir										
									acreiopinent,		site liley to										
											comence two										
											years after										
											commencment of										
											construction of										
											new abattoir										
					1						complex to permit								1		
					1						company								1		
											relocation										
											between existing										
											and new abattoir										
											sites.										
					1														1		
					1														1		
					1														1		
					1														1		
	1																				

							-				 					 	 		
Craven Arms		2		Land at	0.7 No major	Yes, subject to			No known	Brownfield site on				5 5					
	(SAMDev) /			Newington	physical or		site on edge of		viability	edge of									
				Farm	legal		settlement.	submission	constraints.	settlement. No									
					impediments		Sustainable	including indicative	2	fundamental									
					to			layout. Owners in		issues subject to									
					development		primarily	negotiation with		suitable scheme									
						buildings.				safeguarding									
							existing	regarding A49		heritage value of									
							buildings.	junction to serve		existing buildings.									
							English	adjoining abattoir		Likely to be									
							Heritage	development, with		delivered.									
								scope to also serve		Development									
								this site (but site		likely to follow									
								has separate access	5	first phase of									
							regarding	in any event).		adjoining abattoir									
							farmstead	Development likely	′	development									
							buildings on	to follow first		which provides									
							site.	phase of adjoining		replacement									
								abattoir		livestock storage									
								development		and releases site									
								which provides		for redevelopment									
								replacement	1	- so towards end									
								livestock storage	1	of years 1-5.									
								and releases site	1										
								for redevelopment											
								so towards end of	1										
								years 1-5.	1										
									1										
				ļ ļ															
Craven Arms	CRAV031	2		Former Craven	0.23 No major		No major	HCA funding	No major	Likely to be	7			7					
				Arms	physical or			secured. Project		suitable given that									
				Ambulance	legal	in early stages		likely to progress	raised by the	site is located									
				Station,	impediments		date.	rapidly.	applicant.	within urban									
				Craven Arms	to	development				boundary.									
					development					Redundant site in									
					Redundant					need of									
					site in need o					redevelopment.									
					redevelopme					HCA funding									
					t.					secured.									
									1										
				ļ ļ															
Craven Arms		4	Yes	Watling Street	tbc Yes. South			Current outline	No known	Greenfield site		10	15	25					
	(SAMDev)				Shropshire	affordable		application going		adjoining edge of									
					Housing Grou	-			concerns.	town not suitable									
					owns site	exceptions	suitable for	November	1	for open market									
					freehold. No	scheme.	open market	14/01645/OUT. RSL		development, but									
					highway			involvement - site	1	suitable as an									
					access	assessment	but suitable as		1	affordable housing									
					constraint at			proposed HCA	1	exceptions									
					this point on	provided.	housing	programme 2015-	1	scheme site.									
					Watling	Visible from	exceptions	20.	1	Current outline									
					Street.		scheme site.		1	application going									
						crossed by			1	to Committee in									
						Shropshire			1	November	1								
						Way to be			1	14/01645/OUT.									
						accommodate			1	RSL owns site									
						d within			1	freehold and site									
						development.			1	included in									
									1	proposed HCA									
									1	programme 2015-									
									1	20. Likely to be									
									1	delivered.									
									1										
									1										
									1										

	CRAV003 and CRAV009 (SAMDev)		Land north of Greenfield Road, Craven Arms	combined site but can be accommodate d through a SUDS scheme requiring all of CRAV009 for provision of swales and balancing ponds for flood storage capacity.	widening of Watling Street and provision of new junction, retention of veteran trees and flood storage capacity provision. Archaeological assessment required for small scale war-time feature. Supporting information has demonstrated that all issues can be addressed satisfactorily.	within settlement - sustainable development subject to widening of Watling Street and provision of new junction, retention of veteran trees and flood storage capacity provision.	Site promoted with indicative layout and other supporting information. No developer involvement but willing landowner with track record of releasing land for development of the town.	constraints but supporting information site considered viable.	Greenfield site within settlement - sustainable development subject to widening of Watling Street and provision of new junction, retention of veteran trees and flood storage capacity provision. Site promoted with indicative layout and other supporting information. No developer involvement but willing landowner with track record of releasing land for development of the town. Town Council support. Likely to be delivered over Plan period commencing in 2017/18		25	25	2	5 75	25	25	25
Craven Arms	CRAV004 (SAMDev)	4	Land at Watiing Street/Clun Road, Craven Arms	Yes - no legal or physical impediments. No highway access constraint at this point on Watling Street.	Yes, subject to an updated archaeological assessment	on edge of settlement. Sustainable development. Known archaeological interest not considered to raise fundamental concerns in view of earlier evaluation (1991).		risk from archaeological interest, but earlier evaluation indicates no fundamental constraints - potential impact limited to reduction in site capacity.	Greenfield site on edge of settlement. Known archaeological interest not considered to raise fundamental concerns in view of earlier evaluation (1991). No developer involvement but willing landowner with track record of releasing land for development of the town. Town Council support. Likely to be delivered in years of -10 (later period indicated to reflect relative weakness of housing market in the town).								
Craven Arms	(SAMDev)	4	Roman Downs, Craven Arms	Yes - no legal or physical impediments. No highway access constraint at this point on this point on Watling Street.	Yes, subject to an updated archaeological assessment and advice regarding removal of building spoil currently over the existing archaeology.	settlement - partially developed. Sustainable	No developer involvement at present but potential interest	risk from archaeological interest, but earlier evaluation indicates no fundamental constraints.	Site on edge of settlement - partially developed. Known archaeological interest not considered to raise fundamental concerns in view of earlier evaluation (1991). Town Council support. Likely to be delivered.			12	1	3 25			

25	20	120	20	20	40	
20	15	35				

			1	1	-						 					,	 	 			
	Craven Arms	CRAV024 (SAMDev)	4 Yes	Land off Clun t road adj.	bc Yes - no legal or physical	Yes, subject to suitable		No developer involvement but	No significant viability	Greenfield site within edge of									10	15 25	
		(SHIVIDEV)		road adj. Alexander				willing landowner	concerns.	settlement.											
				Park		access from		with track record of	F	Sustainable											
						Clun Road with		releasing land for development of		development. No fundamental											
					this point on	pedestrian	fundamental			planning issues.											
					Watling Street.	and cycle links	planning issues.			Town Council support. Likely to											
					Succe					be delivered in											
										years 11-12 (later											
										period indicated to reflect relative											
										weakness of											
										housing market in the town).											
										the towny.											
	Ditton Priors		2 Yes					Promoted site	No known	Straightforward	6	6	1	1	2						
		(SAMDev)		Station Road	physical or legal		d small greenfield site		viability concerns.	small greenfield site in sustainable											
						Parish Council				settlement. High											
					to development	support.	no fundamental			likelihood of											
					development.		fundamental planning			delivery.											
	L .						issues.										 				\mid
Within the settlement boundary.	Dorrington	DOR002	2 No	Land at Lower 0. Fold		Pre- application	No major representation	Pre application discussions.	Site is suitable for residential	Due to the relatively small		6			6						
boundary.				1010	appears to be	inquiry for 9	s raised to		development	nature of the site											
					used for limited	dwellings.	date.		at a medium density and	it is possible this site could come											
					grazing.				has been the												
					Surrounding				subject of pre-	next few years and											
					uses include agricultural				application enquiries	the site is already within the											
					land,				which would	planning system											
					residential uses and a				suggest the site is	which would suggest that the											
					sewerage				deliverable	site could come											
					works. A				within the	forward within the											
					newly developed				next 5 years. Site is nearby	next 5 year time frame. Site											
					estate of large				to Falkland	suitable for											
					detached dwellings is				Drive approva	l medium density development											
					located to the				13/02776/OU												
					north of the				. Feedback	comprising a mix											
					site. Recent planning				from planning consultant -	of detached, semi detached and											
					permission for				the new	terraced											
					nearby site				footpath link	dwellings.											
					(off Falkland Drive). No				will not compromise												
					major physical				the potential												
					or legal impediments				of the site.												
					to																
					development.																
		DOR004	4 Yes	-		Yes -				Small greenfield			7	8 1	5						
		(SAMDev)		Way, Dorrington	access is by a spur road off	sustainable development		promoted the site no longer actively	preferred access.	site. Developer which promoted											
				SABC581	Forge Way	adjoining	village	pursuing site, but		the site no longer											
								Development		actively pursuing											
					adjoining site, but		existing access off A49. No	Company controlling		site, but Development											
					Development	support.	fundamental	preferred access		Company											
					Company controlling this		planning issues.	assures Council that this is		controlling preferred access											
					confirms that			negotiable,		assures Council											
					this access is			therefore site		that this is											
					negotiable and not an			remains achievable.		negotiable, therefore site											
					impediment.					remains available											
										and achievable.											
										Parish Council support.											

	Dorrington	DOR017 (SAMDev)	4	Yes	Land adj. The Old Vicarage	tbc No impediments- single land ownership.	development.	Yes, small greenfield site close to centre of village and facilities. Sustainable development. No fundamental planning issues.		No known viability concerns.	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Site likely to be delivered but indicating Years 6-10 to reflect increased land availability in village following recent planning decisions.						7	8			15	
Resolved to grant.	Dorrington	DOR001	6	No	Residential Development Site Land Off Falkland Road Dorrington Shrewsbury Shropshire	There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.	Yes	The site could offer a suitable location for development and could contribute to the creation of sustainable, mixed communities.	Site promoter identified through SHLAA. Completions forecast March 2019	No major viability issues noted to date.	Technically a long term potetial SHLAA site with planning permission likely in the near future.				19	19						0
	Dorrington	DOR014	6	No	Land at Station Road, Dorrington	tbc There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.	Yes- the site does have potential to provide a suitable and achievable location.	The site could offer a suitable location for development and could contribute to the creation of sustainable, mixed communities.	Site promoter identified through SHLAA. Completions forecast from March 2016.	No major viability issues noted to date.	Technically a long term potetial SHLAA site with planning permission likely in the near future.		12	12		24						0
	Dudleston Heath	DUDH006sd (SAMDev)	4	Yes	Ravenscroft Haulage Site	tbc No impediments - single land ownership.	consent for 9 dwellings (10/05548/OU T). Planning application for	boundary and		No known viability concerns	Straightforward small part brownfield site with no fundamental planning issues and Parish Council support. Existing consent for 9 dwellings (10/05548/OUT). Likely to be delivered since there is active interest and a planning application for the allocated site (29 dwellings) is expected shortly.							10	10		20	

Ellesmere	ELLOO8	2 No	Station Building and Yard, Brownlow Road		Yes-Impact o listed building where development should safeguard and if possible enhance the setting, appearance o character of the building.	subject to the retention of the listed	Yes- from the information available, the site is considered suitable for housing development. The site offers a suitable location for development and would contribute to the creation of the creation of the creation of communities.	Promoted site	also considered that the site is economically viable and the	Application for 5 dwellings on part of the site already has permission and development here at medium density is agreed in principle. Deliverable over the short term.		0	26	26	0	52										
Ellesmere	ELLOO9	2 No	Land off Church Stre		Site considered deliverable in the medium term.	Technically yes and sustainable location, but limited market information about delivery.	Yes- Accepted SHLAA site within a defined settlement.	Site promoter identified through SHLAA.		Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. Site suitable over the medium term.							7	7				14				
Ellesmere	ELL012	2 No	Land off Scotland Street	the	Site considered deliverable in the medium term.	Technically yes and sustainable location, but limited market information about delivery.	Accepted SHLAA site within a defined settlement.	Site promoter identified through SHLAA.		Site suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings. Suitable over the medium term.	2						7	7				14				
	ELL003 (SAMDev)	4 Yes	Land south Ellesmere		No known impediments	satisfactory access, layout	greenfield site on edge of town linked to development of adjoining land for leisure & tourism use consistent	(14/04047/OUT)	No known viability concerns	Major greenfield site linked to development of adjoining land for leisure & tourism use consistent with Town Council views. No fundamental planning issues and site FRA completed in support of current outline applicatior (14/04047/OUT). Phased implementation to reflect size and complexity of site.				20	20	40	25	25	25	25	25	125	42	43	85	
Elson	ELS001	2 No	Land adjoin Mayfield, Elson, Ellesmere	ing the	Site considered deliverable in the medium term.	Technically yes and sustainable location, but limited market information about delivery.	Accepted SHLAA site within a defined settlement.	Site promoter identified through SHLAA.		The site may be suitable for residential development in the medium term.									10	10		20				

Gobo	owen GOB005	2 No	Superior Windows and Conservatorie S	considered an deliverable in su the medium loc term. lin inf ab	chnically yes Accepted d SHLAA site stainable within a cation, but defined nited market formation out livery.	Site promoter identified through SHLAA.	No major viability issues noted to date.	Given the recent refusals for 11 dwellings for overdevelopment, it is suggested that the yield be approximately 8 dwellings at high density, typically comprising a mix of terraced dwellings, town houses or flats. Likely to come forward over the medium term.						8					8			
Gobo	(SAMDev)	2 Yes	Land at Southlands Avenue	impediments. de Single me landowner. ad filo im tre he an ap bio	s, subject to Yes, small sign greenfield : easures to close to cer dress of illage ar boundwater facilities. N iod risk and fundament planning ies and issues or digerows significant d outstanding propriate objections. Ddiversity Parish Cour rveys support.	rre d i til	No known viability concerns.	Small greenfield Site, re-allocated from Oswestry Local Plan. No fundamental planning issues or significant outstanding objections. Parish Council support. Indicating Years 6- 10 to reflect landowner approach.						20					20			
Gobo	GOB024	2 No	Former Station Coal Wharf	impediments aff	s - Planning fordable permission jusing focus. 13/04953/F granted 11 September 2014. Site suitable for medium density developme typically comprising mix of detached, semi detacl and terrace dwellings.	 developer interest. Stong focus upon delivery through funding programme. Planning permission granted in September 2014. delivery draw of the september 2014. 	Scheme presented at PC Sept 2013 and Public Consultation 1 0th October	permission granted and with a strong focus upon delivery through the HCA funding stream. Deliverable in the short term.	0	2	10 1	0 0	22									
Gobo	wen GOB012 (SAMDev)	4 Yes	Land between AS and Shrewsbury railway line	impediments. de Single de landowner. ap acc. vei pe an	sign of of edge of propriate village. cess for Sustainable	Fletcher Homes Wat's Meadow site (currently being t. built out).	viability concerns.	Large greenfield site extending existing Fletcher Homes Wat's Meadow site (currently being built out). No fundamental planning issues or significant outstanding objections. Parish Council support. Site likely to be delivered but indicating Years 6- 10 as development likely to be linked to progress of Wat's Meadow.							25	25	20	20	90			
Gobo	wen GO8020	6 No	Land On North Side Of Whittington Road Gobowen Oswestry Shropshire	impediments tec to LTI development sit identified. pe sus de	s - although On the edge chnically a P SHLAA e, it is rceived to a stainable velopment tion.		viability	Edge of settlement development now with resolved to grant.			2	5 25	50								0	

Hanwood	HAN011 (SAMDev)	4	Yes	Land adj. to Cruckmeole Farm	tbc Yes - no impediments Single landowner.	development guidelines regarding	Greenfield site of edge of village. Sustainable development. No fundamental	Promoted site.	No known viability concerns.	Straightforward small greenfield site. No fundamental planning issues. Development subject to site development guidelines regarding traffic calming measures and phasing. Parish Council support. Likely to be delivered.			10	15	25							
Hanwood	HAN015	6	No	Development West Of Caradoc View Hanwood Shrewsbury Shropshire	Yes - no majo impediments to development identified.		On the edge of a settlement.		No known viability concerns.	Edge of settlemen development now with resolved to grant.	t			20	20						0	
Highley	HIGH003	2	No	Rhea Hall	tbc Yes - The site has no knowr policy restrictions o physical limitations that would limit development	an allocated site within settlement boundaries and is therefore considered	Ves- The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.	Site has an active developer / promotor.	Resolution to grant on 1st April 2014.	Resolution to grant planning permission post 31st March 2014). Strong focus upon delivery.				21	21							
Highley	HIGH005	2	No	St Mary's Corner, Woodhill Road		Technically ye: and sustainable 1. location, but limited market information about delivery.	s Accepted SHLAA site within a defined t settlement.	Site promoter identified through SHLAA.		Site suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings. Delivery forecast over the longer term.	7									8	8	
Hinstock	HIN012	2	No	Land off Wood Lane	tbc Site considered deliverable in the medium term.	Technically ye: and sustainable location, but limited market information about delivery.	s Accepted SHLAA site within a defined t settlement.	Site promoter identified through SHLAA.	No major viability issues noted to date.	Edge of village location means that the site would only be suitable for very low density development typically comprising a mix of semi detached or detached dwellings. Potential over the medium term.						8			8			
Hinstock	HINO02 (SAMDev)	4	Yes	Land at Hinstock (Newport Road)	tbc No impediments	Yes - sustainable development.	on edge of		No known viability concerns	Straightforward small greenfield site on edge of village inside bypass extending existing development. Current planning application 14/00985/OUT for 13 dwellings but being amended to 6 dwellings. Likely to be delivered.		6			6							

Hinstock	HIN009 (SAMDev)	4	Yes	Land at Bearcroft	tbc t	impediments.	and A41 Bypass noise mitigation measures.	greenfield site on edge of village inside	application 14/02655/OUT indicating 36 dwellings.	No known viability concerns.	Greenfield site on edge of village inside bypass and close to facilities. Current planning application 14/02655/OUT indicating 36 dwellings		18	18	36						
Hodnet	HOD006	2		Barns on Shrewsbury Street	c c t	considered deliverable in the medium term.	sustainable	SHLAA site within a defined	Site promoter identified through SHLAA.	viability issues	Edge of village location means that the site would only be suitable for very low density development typically comprising a mix of semi detached or detached dwellings.5 dwell					0			0		
Hodnet	HOD007	2		Land to the rear of Shrewsbury Street	c c t	deliverable in the medium term.		Accepted SHLAA site within a defined settlement. site suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings.	Site promoter identified through SHLAA.							7			7		
Hodnet	HOD008	2		Land adjacent to County Primary School, Shrewsbury	c c t	considered deliverable in the medium term.	and sustainable location, but	Accepted SHLAA site within a defined settlement. Site suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings.	Site promoter identified through SHLAA.		site within					25			25		
Kinlet	KLTOO1sd (SAMDev)	4	Yes	Little Stocks Close	F F F	impediments - part of site now transferred to RSL. Remainder owned by Estate.	resolution to approve for 8 affordable dwellings on part of site. and now an	sustainable location on edge of settlement. No representaion s or objections to SAMDev	In addition to Committee resolution to approve for 8 affordable dwellings on part of site. There is now an outline application for 15 dwellings on remainder of site. RSL involvement.	No known viability constraints.	Straightforward greenfield site on edge of settlement. There is a Committee resolution to approve for 8 affordable dwellings on part of site – now an outline application for 15 dwellings on remainder of site. RSL involvement. Likely to be delivered.					7	8		15		

Kinnerley	/ KNY007	2	No	Land at Brookfields	tbc Site consid deliver the me term.	ered and able in sustai dium locati limite inforr about	inable with ion, but defi ed market sett mation	AA site ide	te promoter lentified through HLAA.	noted to date.	Given the small rural character of the village, the situ is suitable for low density development typically comprising a mix of semi detached or detached dwellings. Considered deliverable over the medium term.						7	8		15		
Kinnerley	y KNY002 (SAMDev)		Yes	Land west of School Road	Single		shtforwar gree e. clos cen con with	enfield site for	urrent application or outline consent 14/03035/OUT)				6	6		12						
Knockin	KK009	2	No	The Old Post Office	Single	ments. to de: meas rnership Area, issue: archa and biodin asses	sign gree sures to adja ass the dev ervation bou drainage clos s and cen leological Sust versity No sments. fund h Council plar	enfield site cent to elopment ndary and e to village rre. ainable opment. damental ning	romoted site.		Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Likely to be delivered.				6	6						
Knockin	KK001 (SAMDev)		Yes	Land north of Lower House Farm	noted. Straigh d smal	ments sustai SAME tforwar No I funda ield site plann issues	inable loca Dev site. loca amental hing s and h Council	tion with ide I support. SA Co for	te promoter lentified through AMDev. ompletions orecast from larch 2017.		Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Likely to be delivered.			7	8	15						
	nech (LAN001 (SAMDev)		Yes	Former Railway Land, Station Road	Single landov	ments. to me addre vnership poter and h const poter impar futuro restor the h railw comp a Hab Regul	ntial tree villa abitat site rraints, with ntial Cou ct on the e ration of eritage ay and oletion of joitats lations ssment	vnfield close to	ctively promoted	viability concerns	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Site likely to be delivered but indicating Years 6-10 to reflect current development on adjacent land.						16	16		32		
Llanymyn	nech LLAN009 (SAMDev)		Yes	Land north of playing fields	Single	ments. to de: meas rnership reflec settin Liany Limek Canal Canal Regul	sures to clos ct the cen ng of con mynech with kilns and Cou tigomery l and oletion of blations ssment	II Ac enfield site e to village re site istent Parish ncil views.	ctively promoted	viability concerns	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Likely to be delivered.			17	18	35						

Ludi	llow L	UD005	2	No	21 New Street (NB not 20)	cor	nsidered i liverable. 9 9 1 1	information available, the site is considered suitable for housing development.	The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site has no known policy restrictions or physical limitations that would limit development.	Site promoter identified through SHLAA.	No major viability issues noted to date.				5	5								
Ludi	llow L	UD020	2		Lloyds of Ludlow Corve Street	del	nsidered a liverable in s e long term. I i i		Accepted SHLAA site within a defined settlement. Site suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings.	Site promoter identified through SHLAA.	No major viability issues noted to date.	Site considered deliverable over the longer term.									17	18	35	
Ludi	flow L	UD022	2		Morris Bufton Galdeford	del	nsidered a liverable in s e long term. I i i	location, but limited market information about delivery.	Accepted SHLAA site within a defined settlement. Site suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings.	Site promoter identified through SHLAA.	No major viability issues noted to date.	Site considered deliverable over the longer term.									25	25	50	
Ludi	L L	UD023	2		BT Lower Galdeford	del	nsidered a liverable in s e long term. I i i	sustainable location, but limited market information about delivery.	Accepted SHLAA site within a defined settlement. Site suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings.	Site promoter identified through SHLAA.	No major viability issues noted to date.											15	15	
Ludio	llow L	UD037	2		Land at Coronation Avenue/ Bromfield Road	del the ter / re wo	nsidered a eliverable in s e medium l rm. Flooding i remediation l orks are key l sues on this	sustainable location, but issues need to be resolved regarding	SHLAA site within a defined	Site promoter identified through SHLAA.	No major viability issues noted to date.	Considered a medium term project due to flooding / alleviation works.						8	9	17				

 		-										 				-				
Ludlow	LUD041	2	No	Sandpits Road	tbo	Site comprises sub standard housing which is need of demolition and replacement. Site currently owned and managed by Shropshire Housing Group and lies adjacent to existing social housing stock. Currently working through a programme of non-renewal of tenancy agreements.	yes, although delivery will depend upon the relocation of tenants.	Sustainable location with the built up area of the settlement.	Planning application expected to be submitted early 2015. Replacement of existing sub standard housing, therefore no problem with principle.	HCA funding agreed. 2018 build programme. Scheme will need to be completed and grant claimed by 2018.	Yield is reflective of 24 units to be demolished and 34 units to be built (10 net).				10	10	0			
Ludlow	LUD042	2	No	Harvest House, Portcullis Lane, Ludlow	tbo	Provision of 12 apartments. Extension to existing social housing provision.	Planning application to be submitted early 2015. Likely to be acceptable form of development. Within urban boundary and an extension to existing social housing provision.	No major issues raised	Planning application to be submitted early 2015. Completions forecast March 2017.	Included in HCA bid.	Planning application to be submitted early 2015. Likely to be acceptable form of development. Within urban boundary and an extension to existing social housing provision.		12			12				
Ludlow	LUD017sd (SAMDev)		Yes	Land at Rocks Green	tbo		subject to site development guidelines, including contributions to enable future provision of improved pedestrian/cyc le links over A49, if required, and	outside bypass identified as most appropriate from alternatives available - immediately to the south of existing affordable housing development	Development Company has s option on site - in discussion with Coiuncil on infrastructure contributions and delivery of development. f	Infrastructure requirements identified from outset linked to allocation, so no viability issues.	Greenfield site outside bypass identified as most appropriate from alternatives available. No fundamental planning issues. Sustainable development subject to site development guidelines, including contributions to enable future provision of improved pedestrian/cycle links over A49, if required, and to EcoPark to the south. Development Company has option on land and in discussion with Council. No viability issues. Likely to be delivered, potentially over years 3-8.		36	40	40	114	36	36	14	

0	
86	

	LUD034 (SAMDev)	4 Yes Land east of Rural Enterprise Centre	impediments. comprehensiv to EcoPark to Company has requirement e mixed use east of Bypass option on site.	east of Bypass, di forming part of a	
Lydbury North	(SAMDev)	4 Yes Land south of Telephone Exchange	tbc Site in Clun cathment area, so waste treatment constraint publication of nursestment water constraint awaiting awaiting awaiting publication of investment by STW - in a and due at and due at 2018. Single landowner. highway junction impovement agreement. Parish Council support. Site on edge of Promoted site with visible from visible from visible visible from visible from visib	Small greenfield site on edge of settlement. No planning issues of principle except overall Clun Catchment water quality issue - to be resolved by upgrade of STW treatment works. Highway junction improvement required. Likely to be delivered after 2018 when treatment works programmed for implementation.	
Lydbury North	LYD008 (SAMDev)	4 Yes Land north of Telephone Exchange	tbc Site in Clun No, pending catchment STW settlement. indicative layout viability water works upgrade AONB but no to be delivered ocnerns. treatment (2018) or fundamental after 2018 when ocnerns. constraint possibly planning programmed for implementation. gawaiting publication of issues apart programmed for implementation. STW ia anagement water treatment issue. 2018. Single Also avaiting lissue. action treatment and due at programme. highway junction issue. andowner. highway junction support. aupport.	Small greenfield site on edge of settlement. No planning issues of principle except overall Clun Catchment water quality issue - to be resolved by upgrade of STW treatment works. Highway junction improvement required. Likely to be delivered after 2018 when treatment works programmed for implementation.	

Lydbury No	th (YD09 (SAMDev)			rmer arage site	c a a a a a a a a a a a a a a a a a a a	catchment area, so waste water treatment constraint awaiting investment by STW - in a	STW treatment works upgrade (2018) or possibly publication of nutrient management plan and	site within settlement where residential development suitable in	involvement at present. Owner intends to pursue redevelopment once water quality	type of residential development.	Small brownfield site within settlement. No planning issues of principle except overall Clun Catchment water quality issue – to be resolved by upgrade of STW treatment works. Some ground contamination from former use to be remediated and some viability concerns – to be addressed by type of residential development and delivered after 2018 when treatment works programmed for implementation.				2		
Lydbury No	rth LYD011	4	Yes Ad	djacent to	the	Site in Clun	No, pending	Site within	Promoted site with	No known	Small greenfield				5		
	(SAMDev)	4		Jurch Close	c 2 3 4 4 4 5 5 6 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7	catchment area, so waste water treatment constraint awaiting investment by STW - in a current programme and due at 2018. Single landowner. Highway and culvert improvement required alongside development.	STW treatment works upgrade (2018) or possibly	settlement - sustainable development. No fundamental planning	indicative layout	viability concerns.	site within settlement. No planning issues of principle except overall Clun Catchment water quality issue – to be resolved by upgrade of STW treatment works. Highway and culvert improvement required alongside development but achievable. Likely to be delivered after 2018 when treatment works programmed for implementation.				2		
Maesbrook	(SAMDev)		Gr Fa	nd at reenfields rrm		impediments. Single landownership	straightforwar d site. Parish Council support.	greenfield site adjacent to development boundary and well related to village. Sustainable devlopment. No fundamental planning issues.		viability concerns	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Likely to be delivered.					4	
Maesbrook	MBK009 (SAMDev)	4		nd adj. to ve Smithy	5		Council support.	Yes - small greenfield site adjacent to development boundary and well related to village. Sustainable devlopment. No fundamental planning issues.		viability concerns	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Likely to be delivered.					5	

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	4		
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Market Drayton	MD004	2	No	Haulage yard	de th	te insidered i i iliverable in i e medium i rm. i i i	information about delivery.	Accepted SHLAA site within a defined settlement. Site suitable for low density development typically comprising a mix of semi detached or detached dwellings.	Site promoter identified through SHLAA.	No major viability issues noted to date:								6	6		12			
Market Drayton	MD008	2 1		Land adjacent to Kirkridge, Shrewsbury Road	de th	nsidered a liverable in s e medium l rm. l	Technically yes and sustainable location, but limited market information about delivery.	Accepted SHLAA site within a defined settlement. Site suitable for low density development typically comprising a mix of semi detached or detached dwellings.	Site promoter identified through SHLAA.	No major viability issues noted to date:									7	8	15			
Market Drayton	MD010 , MD028 and part of MD030 (SAMDev).	2 \		Land off Greenfields Lane	ov De Cco de Hit Au re sir ac fo M	vnerships - velopment ordinating livery. ghway thority quiring gle point of r MD030, D10 and D28.	ordinated devlopment with MD030 and MD028, with single point of access off A53, and having regard to site development guidelines, including with regard to local ambitions for Greenfields recreational facilities. Current full	greenfield site on edge of town within A53 Bypass - sustainable development, subject to being co- ordinated development with MD030 and MD028, and having regard to local ambitions for Greenfields recreational facilities. No fundamental planning issues.	(14/02630/FUL).	including access from A53, but known as part of site allocation, so no viability concerns. Overall development of Greenfields area indicating 400 dwellings, but if Greenfields recreation facilities	edge of town within A53 Bypass sustainable development, subject to being co ordinated development with MD030 and MD028, including single point of access of A53 and with regard to g local ambitions for		25	25	50	25	25	25	25	25	125	33	30 63	
Market Drayton	MD014	2		Cricket Club, Betton Road	de th	nsidered a liverable in s e medium l rm. l i	Technically yes and sustainable location, but limited market information about delivery.	Accepted SHLAA site within a defined settlement.	Site promoter identified through SHLAA.	No major viability issues noted to date.	Sustainable site for the medium term. Suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings.						11				11			
Market Drayton	MD016	2		77 - 83 Shropshire Street	de th		Technically yes and sustainable location, but limited market information about delivery.	Accepted SHLAA site within a defined settlement.	Site promoter identified through SHLAA.	No major viability issues noted to date.						5					5			

Market Drayton	MD018	2 No	Land off Kilnbank Road	considered and deliverable in susta	nnically yes Accepted SHLAA site ainable within a tion. defined settlement.	Site promoter identified through SHLAA. This is a pre-app and in the UHCS, discussions have previously been around 40 dwellings and this would be considered as suitable.	noted to date.	Suitable development site. May come forward earlier in the development programme.						11	11			22		
Market Drayton	MD020	2 No	Car Sales Area, Salisbury Road	considered and deliverable in susta the medium locat term. limit infor aboo deliv	ainable within a tion, but defined ted market settlement. rmation ut very.	Site promoter identified through SHLAA.	noted to date.	permission for 5 dwellings but awaiting S106.							5			5		
Market Drayton	MD028 (SAMDev)- see MD010	2 Yes	East of th Farcroft Meadows	suita med dens resic deve subj	The site is The site able for comprises twi- lium parts which sity should be dential brought elopment forward ect to together. The ontaminati site offers a suitable location for development and would contribute to the creation - sustainable, mixed communities	o through SAMDev	economically viable and the capacity of the developer to complete and sell the	medium density development					U							
Market Drayton	MD049	2 No	(Fairfields)	housing perm development gran for 8 units. 2014 (14/r L)	nted inJuly within the	Registered Housing provider with strong track record of delivery.	secured and scheme forecast as deliverable within 5 years.			7			7							
Market Drayton	MD030 (SAMDev) - part - Gladman Developments	4 Yes	Land off Rush tb Lane Market Drayton	ownership. bein Highways ordin Authority devl requiring with single access and off A53 for with MD030, MD10 poin and MD28. off A havi to si deve guid inclu rega amb Gree recr facii	MD028, sustainable single development stof access subject to subject to subject to subject to being co- ordinated development elopment with MD010 and MD028, and MD028, and MD028, and Mborg, regard to locci penfields entides facilities. No	application by Gladman Developments - 14/01982/OUT for mixed residential for up to 162 dwellings.	provision including access from A53, but known as part of site allocation, so no viability concerns.Curr ent application for access to proposed development submitted (14/02630/FU L). Overall development of Greenfields area indicating	ordinated development with MD010 and MD028, including single point of access of A53 and with regard to local ambitions for Greenfields recreational facilities. No fundamental planning issues. Current outline planning application by Gladman Developments (up to 162 dwellings). High likelihood of delivery.		25	25	25	75	28	28	31		87		

							1	1		•					 -	 			 · · · · ·	
		4 Yes	Land off	1.93 Large	Application	The site	Shropshire Homes		Greenfield site		16 20	20		56						
	(SAMDev)		Callow Lane	Greenfield site, outside	submitted September	proposed to be allocated	application (14/04165/FUL)	dwellings form part of HCA	constraints											
				but adjacen	2014 for 56	for	submitted	funding	potentially											
				to the	dwellings,		September 2014	programme	affecting number											
				settlement			for 56 dwellings,	2015 - 2018.	of dwellings but											
				ed approach	as open market and 27	deliverable and no further	comprising 29 open market and	Unlikely that the 27	no fundamental planning issues.											
				to	affordable	or	27 affordable	affordable	Shropshire Homes											
				developmer	t. dwellings.	alternative	dwellings.	dwellings will												
						site allocations are therefore		be developed in isolation to												
						required.		the open	(14/04165/FUL)											
								market	and site included											
								dwellings. As												
								part of the funding	programme for 2012-2015 (27											
			1					agreement	affordables).											
								with the HCA	Likely to be											
									delivered. HCA											
								dwellings will need to be	funding now secured.											
								completed												
								and grant												
								claimed by 2018.												
								2018.												
	MIN002 and MIN015	4 Yes	Land at Hall Farm	tbc Single landowner f	Yes. Parish		Promoted site		Site linked with MIN015. MIN002				17	17						
	MIN015 (SAMDev)		Farm	landowner f MIN002 and		within development	(mixed use) - no current developer	cost of appropriate	MIN015. MIN002 incorporates											
				MIN015.	support	boundary of	involvement.	conversion	existing farm											
					ng redevelopmer	n sustainable		and buildings	buildings, which											
				consent potentially	t of farm buildings.	settlement. Greenfield		clearance.	are within village development											
				required for		land outside			boundary. Some											
				farm	Heritage	but adjoining			constraints to											
				buildings.	seeking to	boundary,			delivery –											
					ensure protection of	with no fundamental			protection of heritage value -											
					heritage	planning			but											
					interest of	issues.			redevelopment of											
					existing				site considered											
			1		buildings (potentiallly				achievable.											
					curtilage listed) and															
					curtilage listed) and setting of															
					curtilage listed) and setting of nearby listed															
					curtilage listed) and setting of															
Morda	MORDOO6 +	6 No	Residential	tbc Yes - no maj	curtilage listed) and setting of nearby listed building.	On the edge of	F Resolved to grant	No known	Edge of settlement		23	23	23	69					0	
Morda	MORDOOG + MORD007	6 No	Development		curtilage listed) and setting of nearby listed building. Yes - although s technically a		13/01393/OUT in	viability	development now		23	23	23	69					0	
Morda		6 No	Development Land East Of	impediment to	curtilage listed) and setting of nearby listed building. Yes - although technically a LTP SHLAA				development now with resolved to		23	23	23	69					0	
Morda		6 No	Development		curtilage listed) and setting of nearby listed building.		13/01393/OUT in	viability	development now		23	23	23	69					0	
Morda		6 No	Development Land East Of Kingfisher Way Morda	impediment to developmer	curtilage listed) and setting of nearby listed building. Yes - although s technically a LTP SHLAA t site, it is perceived to be a		13/01393/OUT in	viability	development now with resolved to		23	23	23	69					0	
Morda		6 No	Development Land East Of Kingfisher	impediment to developmer	curtilage listed) and setting of nearby listed building. Yes - although s technically a LTP SHLAA t site, it is perceived to be a sustainable		13/01393/OUT in	viability	development now with resolved to		23	23	23	69					0	
Morda		6 No	Development Land East Of Kingfisher Way Morda	impediment to developmer	curtilage listed) and setting of nearby listed building. Yes - although s technically a LTP SHLAA t site, it is perceived to be a sustainable development		13/01393/OUT in	viability	development now with resolved to		23	23	23	69					0	
Morda		6 No	Development Land East Of Kingfisher Way Morda	impediment to developmer	curtilage listed) and setting of nearby listed building. Yes - although s technically a LTP SHLAA t site, it is perceived to be a sustainable		13/01393/OUT in	viability	development now with resolved to		23	23	23	69					0	
Morda		6 No	Development Land East Of Kingfisher Way Morda	impediment to developmer	curtilage listed) and setting of nearby listed building. Yes - although s technically a LTP SHLAA t Site, it is perceived to be a sustainable development option. Resolved to grant		13/01393/OUT in	viability	development now with resolved to		23	23	23	69					0	
Morda		6 No	Development Land East Of Kingfisher Way Morda	impediment to developmer	curtilage listed) and setting of nearby listed building. Yes - although s technically a LTP SHLAA t site, it is perceived to be a sustainable development option. Resolved to grant 13/01393/OU		13/01393/OUT in	viability	development now with resolved to		23	23	23	69					0	
Morda		6 No	Development Land East Of Kingfisher Way Morda	impediment to developmer	curtilage listed) and setting of nearby listed building. Yes - although s technically a LTP SHLAA t Site, it is perceived to be a sustainable development option. Resolved to grant		13/01393/OUT in	viability	development now with resolved to		23	23	23	69					0	
Morda		6 No	Development Land East Of Kingfisher Way Morda	impediment to developmer	curtilage listed) and setting of nearby listed building. Yes - although s technically a LTP SHLAA t site, it is perceived to be a sustainable development option. Resolved to grant 13/01393/OU		13/01393/OUT in	viability	development now with resolved to		23	23	23	69					0	
Morda Much Wenlock	MORD007	6 No 2 No	Development Land East Of Kingfisher Way Morda Shropshire	impediment to developmen identified. Site	curtilage listed) and setting of nearby listed building. Yes - although s technically a LTP SHLAA t site, it is perceived to be a sustainable development option. Resolved to grant 13/01393/OU	a settlement. T	13/01393/OUT in June 2014 Site promoter	viability concerns.	development now with resolved to grant.		23	23	23	69				5	0	
	MORD007		Development Land East Of Kingfisher Way Morda Shropshire	impediment to developmen identified. Site considered	Curtilage listed) and setting of nearby listed building. Yes – although technically a LTP SHLAA t ster, it is perceived to be a sustainable development option. Resolved to grant 13/01393/OU 13/01393/OU 13/01393/OU 13/01393/OU 13/01393/OU 13/01393/OU	a settlement. T s Accepted SHLAA site	13/01393/OUT in June 2014 Site promoter Identified through	viability concerns.	development now with resolved to grant. Employment uses will need to be		23	23	23	69				5	0	
	MORD007		Development Land East Of Kingfisher Way Morda Shropshire	impediment to developmen identified. Site considered deliverable	curtilage listed) and setting of nearby listed building. Yes - although technically a LTP SHLAA t site, it is perceived to grant 13/01393/OU in June 2014 Technically ye and	a settlement.	13/01393/OUT in June 2014 Site promoter	viability concerns.	development now with resolved to grant.		23	23	23	69				5	0	
	MORD007		Development Land East Of Kingfisher Way Morda Shropshire	impediment to developmen identified. Site considered	curtilage listed) and setting of nearby listed building. Yes - although technically a LTP SHLAA t site, it is perceived to grant 13/01393/OU in June 2014 Technically ye and	a settlement. T s Accepted SHLAA site	13/01393/OUT in June 2014 Site promoter Identified through	viability concerns.	development now with resolved to grant. Employment uses will need to be		23	23	23	69				5	0	
	MORD007		Development Land East Of Kingfisher Way Morda Shropshire	impediment to developmen identified. Site considered deliverable	Curtilage listed) and setting of nearby listed building. Yes - although s technically a LTP SHLAA LTP SHLAA LTP SHLAA LTP SHLAA LTP SHLAA LTP SHLAA LTP SHLAA Stechnically a generation Resolved to grant 13/01393/OU in June 2014 Technically ye and n sustainable location, but	a settlement. T S Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter Identified through	viability concerns.	development now with resolved to grant. Employment uses will need to be retained as part of a mixed use development. Part of the site could		23	23	23	69				5	0	
	MORD007		Development Land East Of Kingfisher Way Morda Shropshire	impediment to developmen identified. Site considered deliverable	curtilage listed) and setting of nearby listed building. Yes - although t technically a LTP SHLAA t site, it is perceived to grant 13/01393/OU in June 2014 Technically ye and sustainable development option. Resolved to grant 13/01393/OU in June 2014	a settlement. T S Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter Identified through	viability concerns.	development now with resolved to grant.		23	23	23	69				5	5	
	MORD007		Development Land East Of Kingfisher Way Morda Shropshire	impediment to developmen identified. Site considered deliverable	Curtilage listed) and setting of nearby listed building. Yes – although technically a LTP SHLAA t site, it is perceived to be a sustainable development option. Resolved to grant 13/01393/OU 13/01393/OU and Technically ye and sustainable location, but limited marke information	a settlement. T S Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter Identified through	viability concerns.	development now with resolved to grant. Employment uses will need to be retained as part of a mixed use development. Part of the site could be subject to a medium density		23	23	23	69				5	5	
	MORD007		Development Land East Of Kingfisher Way Morda Shropshire	impediment to developmen identified. Site considered deliverable	curtilage listed) and setting of nearby listed building. Yes - although t technically a LTP SHLAA t site, it is perceived to grant 13/01393/OU in June 2014 Technically ye and sustainable development option. Resolved to grant 13/01393/OU in June 2014	a settlement. T S Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter Identified through	viability concerns.	development now with resolved to grant.		23	23	23	69				5	5	
	MORD007		Development Land East Of Kingfisher Way Morda Shropshire	impediment to developmen identified. Site considered deliverable	curtilage listed) and setting of nearby listed building. Yes - although t technically a LTP SHLAA t site, it is perceived to grant 13/01393/OU in June 2014 Technically ye and sustainable development option. Resolved to grant 13/01393/OU in June 2014	a settlement. T S Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter Identified through	viability concerns.	development now with resolved to grant. Employment uses will need to be retained as part of a mixed use development. Part of the site could be subject to a medium density mixed flat and		23	23	23	69				5	0	
	MORD007		Development Land East Of Kingfisher Way Morda Shropshire	impediment to developmen identified. Site considered deliverable	curtilage listed) and setting of nearby listed building. Yes - although t technically a LTP SHLAA t site, it is perceived to grant 13/01393/OU in June 2014 Technically ye and sustainable development option. Resolved to grant 13/01393/OU in June 2014	a settlement. T S Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter Identified through	viability concerns.	development now with resolved to grant. Employment uses will need to be retained as part of a mixed use development. Part of the site could be subject to a medium density mixed flat and housing		23	23	23	69				5	0	
	MORD007		Development Land East Of Kingfisher Way Morda Shropshire	impediment to developmen identified. Site considered deliverable	curtilage listed) and setting of nearby listed building. Yes - although t technically a LTP SHLAA t site, it is perceived to grant 13/01393/OU in June 2014 Technically ye and sustainable development option. Resolved to grant 13/01393/OU in June 2014	a settlement. T S Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter Identified through	viability concerns.	development now with resolved to grant. Employment uses will need to be retained as part of a mixed use development. Part of the site could be subject to a medium density mixed flat and housing		23	23	23	69				5	0	
	MORD007		Development Land East Of Kingfisher Way Morda Shropshire	impediment to developmen identified. Site considered deliverable	curtilage listed) and setting of nearby listed building. Yes - although t technically a LTP SHLAA t site, it is perceived to grant 13/01393/OU in June 2014 Technically ye and sustainable development option. Resolved to grant 13/01393/OU in June 2014	a settlement. T SAccepted SHLAA site within a defined t settlement.	13/01393/OUT in June 2014 Site promoter Identified through	viability concerns.	development now with resolved to grant. Employment uses will need to be retained as part of a mixed use development. Part of the site could be subject to a medium density mixed flat and housing		23	23	23	69				5	0	
Much Wenlock	MORD007	2 No	Development Land East Of Kingfisher Way Morda Shropshire	impediment to development identified. Site considered deliverable the long ter Site considered	Curtilage listed) and setting of nearby listed building. Yes - although technically a LTP SHLAA t site, It is perceived to be a sustainable development option. Resolved to grant 13/01393/0U in June 2014 Technically ye and sustainable development option. Resolved to grant 13/01393/0U in June 2014 Technically ye and about delivery.	a settilement. F Accepted SHLAA site within a defined t settlement. s Accepted SHLAA site	13/01393/OUT in June 2014 Site promoter identified through SHLAA. Site promoter identified through	viability concerns.	development now with resolved to grant. Employment uses will need to be retained as part of a mixed use development. Part of the site could be subject to a medium density mixed flat and housing development. The site is suitable for development		23	23	23	69				5	0 5 5	
Much Wenlock	MORD007	2 No	Development Land East Of Kingfisher Way Morda Shropshire Storage yard, Station Road	impediment to developmen identified. Site considered deliverable the long ter Site considered deliverable	Curtilage listed) and setting of nearby listed building. Yes – although technically a LTP SHLAA t site, it is perceived to be a sustainable development option. Resolved to grant 13/01393/OU 13/01393/OU and sustainable technically ye and about delivery.	a settlement.	13/01393/OUT in June 2014 Site promoter identified through SHLAA. Site promoter	viability concerns.	development now with resolved to grant.			23	23	69				5	0	
Much Wenlock	MORD007	2 No	Development Land East Of Kingfisher Way Morda Shropshire Storage yard, Station Road	impediment to development identified. Site considered deliverable the long ter Site considered	Curtilage listed) and setting of nearby listed building. Yes - although technically a LTP SHLAA t site, it is perceived to grant 13/01393/OU in June 2014 Technically ye and about delivery.	a settlement. Accepted SHLAA site within a defined t settlement. Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter identified through SHLAA. Site promoter identified through	viability concerns.	development now with resolved to grant. Employment uses will need to be retained as part of a mixed use development. Part of the site could be subject to a medium density mixed flat and housing development. The site is suitable for development but availability is not confirmed. It			23	23	69				5	0 5 10	
Much Wenlock	MORD007	2 No	Development Land East Of Kingfisher Way Morda Shropshire Storage yard, Station Road	impediment to developmen identified. Site considered deliverable the long ter Site considered deliverable	Curtilage listed) and setting of nearby listed building. Yes – although technically a LTP SHLAA t site, it is perceived to be a sustainable development option. Resolved to grant 13/01393/OU 13/01393/OU and sustainable technically ye and about delivery.	a settlement.	13/01393/OUT in June 2014 Site promoter identified through SHLAA. Site promoter identified through	viability concerns.	development now with resolved to grant.			23	23	69				5	5	
Much Wenlock	MORD007	2 No	Development Land East Of Kingfisher Way Morda Shropshire Storage yard, Station Road	impediment to developmen identified. Site considered deliverable the long ter Site considered deliverable	Curtilage listed) and setting of nearby listed building. Yes - although technically a LTP SHLAA t site, it is perceived to be a sustainable development option. Resolved to grant 13/01393/OU in June 2014 Technically ye and n sustainable huilding. Technically ye and about delivery.	a settlement. Accepted SHLAA site within a defined t settlement. Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter identified through SHLAA. Site promoter identified through	viability concerns.	development now with resolved to grant. Employment uses will need to be retained as part of a mixed use development. Part of the site could be subject to a medium density mixed flat and housing development. The site is suitable for development but availability is not confirmed. It is therefore thought that development will			23	23	69				5	5	
Much Wenlock	MORD007	2 No	Development Land East Of Kingfisher Way Morda Shropshire Storage yard, Station Road	impediment to developmen identified. Site considered deliverable the long ter Site considered deliverable	Curtilage listed) and setting of nearby listed building. Yes - although technically a LTP SHLAA t site, It is perceived to be a sustainable development option. Resolved to grant 13/01393/0U in June 2014 June 2014 Technically ye and sustainable development option. Resolved to grant 13/01393/0U in June 2014 June 2014	a settlement. Accepted SHLAA site within a defined t settlement. Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter identified through SHLAA. Site promoter identified through	viability concerns.	development now with resolved to grant.			23	23	69				5	0	
Much Wenlock	MORD007	2 No	Development Land East Of Kingfisher Way Morda Shropshire Storage yard, Station Road	impediment to developmen identified. Site considered deliverable the long ter Site considered deliverable	Curtilage listed) and setting of nearby listed building. Yes - although technically a LTP SHLAA t site, it is perceived to be a sustainable development option. Resolved to grant 13/01393/OU in June 2014 Technically ye and n sustainable huilding. Technically ye and about delivery.	a settlement. Accepted SHLAA site within a defined t settlement. Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter identified through SHLAA. Site promoter identified through	viability concerns.	development now with resolved to grant. Employment uses will need to be retained as part of a mixed use development. Part of the site could be subject to a medium density mixed flat and housing development. The site is suitable for development but availability is not confirmed. It is therefore thought that development will not come forward until the second or			23	23	69				5	0	
Much Wenlock	MORD007	2 No	Development Land East Of Kingfisher Way Morda Shropshire Storage yard, Station Road	impediment to developmen identified. Site considered deliverable the long ter Site considered deliverable	Curtilage listed) and setting of nearby listed building. Yes - although technically a LTP SHLAA t site, it is perceived to be a sustainable development option. Resolved to grant 13/01393/OU in June 2014 Technically ye and n sustainable huilding. Technically ye and about delivery.	a settlement. Accepted SHLAA site within a defined t settlement. Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter identified through SHLAA. Site promoter identified through	viability concerns.	development now with resolved to grant.			23	23	69				5	0	
Much Wenlock	MORD007	2 No	Development Land East Of Kingfisher Way Morda Shropshire Storage yard, Station Road	impediment to developmen identified. Site considered deliverable the long ter Site considered deliverable	Curtilage listed) and setting of nearby listed building. Yes - although technically a LTP SHLAA t site, it is perceived to be a sustainable development option. Resolved to grant 13/01393/OU in June 2014 Technically ye and n sustainable huilding. Technically ye and about delivery.	a settlement. Accepted SHLAA site within a defined t settlement. Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter identified through SHLAA. Site promoter identified through	viability concerns.	development now with resolved to grant.			23	23	69				5	0	
Much Wenlock	MORD007	2 No	Development Land East Of Kingfisher Way Morda Shropshire Storage yard, Station Road	impediment to developmen identified. Site considered deliverable the long ter Site considered deliverable	Curtilage listed) and setting of nearby listed building. Yes - although technically a LTP SHLAA t site, it is perceived to be a sustainable development option. Resolved to grant 13/01393/OU in June 2014 Technically ye and n sustainable huilding. Technically ye and about delivery.	a settlement. Accepted SHLAA site within a defined t settlement. Accepted SHLAA site within a defined	13/01393/OUT in June 2014 Site promoter identified through SHLAA. Site promoter identified through	viability concerns.	development now with resolved to grant.			23	23	69				5	0	

	Mytton Mill- Forton Heath		4	No	Land at Mytton Mill	No impediments to delivery identified.		s Small sustaianble SAMDev site.		No major viability issues noted to date.	Small sustainable SAMDev site with strong potential for delivery.		5		5						
	Nesscliffe	NESSO04 (SAMDev)	4	Yes	Land west of Holyhead Road	tbc Yes - single landowner - no impediments	development in location	on edge of village. Sustainable development.	permission subject to S106 Agreement (13/04757/OUT)	viability t concerns.	Straightforward small greenfield site. Outline planning permission subject to S106 Agreement (13/04757/OUT – original Committee date 03/04/14 – confirmed 18/09/14, with subsequent amendment to condition to 2 years for reserved matters at meeting on 16/10/14). A planning application has also been submitted for a larger development including part of the site. Likely to be delivered.		7	8	15						
	Onibury	ONBY003 (SAMDev)	4	Yes	Land at Onibury Farm	tbc No impediments. Site owned by Onibury Estate.	sensitive	Yes - small sitt within village. Sustainable development. No fundamental planning issues.	showing site	No known viability concerns (existing modern farm building to be removed).	Small site within village. Sustainable development. No fundamental planning issues. Estate owned and promoted site - indicative layout showing site capable of delivering 8 dwellings. Likely to be delivered.		8		8						
	Oswestry	OSW013	2	No	Adj. Cricket Ground Morda Road	tbc Site considered deliverable in the medium term.	sustainable location, but	Accepted SHLAA site within a defined : settlement.	Site promoter identified through SHLAA.	No major viability issues noted to date.	Site is considered deliverable in the medium term.					6			6		
	Oswestry	OSW014	2	No	Arthurs of Oswestry, Lower Brook Street	tbc Site considered deliverable in the medium term.	Technically yes and sustainable location, but limited market information about delivery.	Accepted SHLAA site within a defined settlement.	Site promoter identified through SHLAA.	No major viability issues noted to date.	Site is considered deliverable in the medium term.					12	13		25		
Within the settlement boundary.	Oswestry	OSW020	2	No	Land rear of Liwyn Cottage, Liwyn Road	Yes- there are no legal or ownership problems which could limit development here.	Yes- information has been gathered for the purposes of this study to suggest that there is confidence in the site being suitable	Accepted SHLAA site within a defined settlement.	Site promoter identified through SHLAA process and actively promoted.		settlement			13	13						

Oswestry	OSW024 (SUE)	2	Land North of Shrewsbury Road (SUE)	Very large scale multiple land ownership site.	visual terms this tract of land is considered suitable for accommodatin	represent the optimum location to accommodate a significant level of	Developer / agent feedback indicates completions for 2016/17 to 2018/19.			0	0	25	25	26	76	38	38	: 38	
Oswestry	OSW029 (SAMDev)	2)	Oswestry Leisure Centre, College Road	No impediments. Single landownership	development	Brownfield site with some constraints (existing buildings and ground conditions) but within development boundary, no fundamental planning issues and Town Council support.		viability	Brownfield site with some constraints (existing buildings and ground conditions) but within development boundary, no fundamental planning issues and Town Council support. Private ownership with active and current RSL interest. Likely to be delivered.				18	15	37				
Oswestry	OSW033 (SAMDev)	2	Council Depot, Alexandra Road	Council depot which is now surplus to requirements. Development will require the demolition of single storey buildings and some limited remediation. The Lake Vyrnwy to Liverpool water supply pipeline runs through the site (3.66m Easement each side of the pipeline). Thes e are not considered significant impediments to development.		No fundamental planning issues	1. Pre-app discussion - public consultation ongoing 2. Planning Application - June 2015 3. Start on Site - forecast July 2015 4. First completion - July 2016	available it is also considered that the site is economically viable and the capacity of a s developer to complete and sell the	planning issues or significant outstanding objections and with Town Council support. Council owned. Active and			8	27	21	3 63				

		100				
38	38	190	95	95	190	

Oswestry	OSW042 (SAMDev)	2	Yes	Richard Burbidge site,	tbc Site considered	Technically yes and	Accepted SHLAA site	Site promoter identified through		Brownfield site with no				25	25	25	25	25 12	5 28	27	55	
	(5/ 11/2017)			Whittington	deliverable in	sustainable	within a	SHLAA.		fundamental												
				Road	the long term.	location, but	defined			planning issues or												
						limited market information	settlement.			significant outstanding												
						about				objections and												
						delivery.				with Town Council												
										support. Site likely to be delivered												
										but indicating later												
										in the Plan Period												
										to reflect current												
										occupation and potential												
										complexity of site.												
Oswestry	OSW055	2	No	Roy Evans	tbc Site	Technically yes	Accepted SHLAA site	Site promoter identified through	No major	Accepted SHLAA				5					5			
				Garage, Oak Street	considered deliverable in	and sustainable	SHLAA site within a	SHLAA.	viability issues noted to date.	site with delivery forecast over the												
					the medium	location, but	defined			medium term.												
					term.	limited market	settlement.															
						information about																
						delivery.																
	0014/05-0					The state of the			News				 	 						-		
Oswestry	OSW056	2	No	JT Hughes / Guttercrest,	tbc Site considered	Technically yes and	Accepted SHLAA site	Site promoter identified through	No major viability issues	Accepted SHLAA site with delivery									28	27	55	
				Victoria Road	deliverable in	sustainable	within a	SHLAA.	noted to date.	forecast over the												
					the long term.	location, but	defined			medium term.												
						limited market information	settlement.															
						about																
						delivery.																
 Onumetra	001/057	2	Na	Uselth Centre /	atta Cita	Taskaiselluuse	Arrented	Cite and the second	Nemeire	Assessed CIII AA		 	 	 11	11							
Oswestry	OSW057	2	No	Health Centre/ Adult Training		Technically yes and	Accepted SHLAA site	Site promoter identified through	No major viability issues	Accepted SHLAA site with delivery				11	11			2	2			
				Centre,	deliverable in	sustainable	within a	SHLAA.	noted to date.	forecast over the												
				Victoria Rd	the medium	location, but	defined			medium term.												
					term.	limited market information	settlement.															
						about																
						delivery.																
 Oswestry	OSW059	2	No	Overdale,	tbc Site	Technically yes	Accepted	Site promoter	No major	Accepted SHLAA					12			1	2			
Soucouy				Middleton	considered	and	SHLAA site	identified through	viability issues	site with delivery					12			1				1
				Road	deliverable in	sustainable	within a	SHLAA.	noted to date.	forecast over the												
					the medium term.	location, but limited market	defined settlement.			medium term.												1
					term.	information	Settlement.															
						about																
						delivery.																
Oswestry	OSW060	2	No	Garages site,	tbc Site	Technically yes	Accepted	Site promoter	No major	Adjoins site						7			7			
				Whittington	considered	and	SHLAA site	identified through	viability issues	OSW042.Site												
				Road	deliverable in	sustainable	within a	SHLAA.	noted to date.													
					the long term.	location, but limited market	defined settlement.			medium density development												
						information				typically												1
						about				comprising a mix												1
						delivery.				of detached, semi detached and												1
										terraced												1
										dwellings.												
Oswestry	OSW066	2	No	Oakfield	tbc Site	Technically yes		Site promoter	No major	Accepted SHLAA							10	1	D			
				Middleton Rd		and	SHLAA site	identified through		site with delivery												
					deliverable in the medium	sustainable location, but	within a defined	SHLAA.	noted to date.	forecast over the medium term.												
					term.		settlement.															
						information																1
						about delivery.																
																				•		

	Ocuretes	0514/002		Voc	Lond off		Cito	Tochoiceller	Accord	Cito promotor	Nomaire	Cito in coincide								
	Oswestry	OSW002 (SAMDev)	4	Yes	Land off Gobowen		Site considered	Technically yes and		Site promoter identified through	No major viability issues	Site is rejected as outside of								
					Road, north of		deliverable in	sustainable location, but	within a	SHLAA.	noted to date.									
					Jasmine Gardens		Ŭ,	limited market				development boundary. Part of								
								information				site consulted on								
								about delivery.				as potential Preferred Option								
								delivery.				in SAMDev Plan.								
												Any development								
												within this area would have a								
												significant impact								
												on the setting of the Scheduled								
												Ancient								
												Monument and								
												the countryside which adjoins it.								
	Oswestry	OSW003	4	Yes	Oldport Farm,			Technically yes		Site promoter	No major	Site is rejected as								
		(SAMDev)			Gobowen		considered	and	SHLAA site	identified through	viability issues	outside of								
					Road			sustainable location, but		SHLAA.	noted to date.	settlement development								
							23 units	limited market				boundary. Part of								
								information about				site consulted on as potential								
								delivery.				Preferred Option								
												in SAMDev Plan.								
												Any development within this area								
												would have a								
												significant impact on the setting of								
												the Scheduled								
												Ancient								
												Monument and the countryside								
												Monument and the countryside which adjoins it.								
												the countryside								
												the countryside								
												the countryside								
												the countryside								
												the countryside								
	Oswestry	OSW004	4	Yes	Land off		Greenfield site		Significant	Promoted site	No known	the countryside which adjoins it.						23	23	23
	Oswestry	OSW004 (SAMDev)	4	Yes	Whittington		with some	details will be	objections	Promoted site	viability	the countryside which adjoins it. Greenfield site subject to						23	23	23
	Oswestry		4	Yes			with some physical constraints to		objections raising issues	Promoted site		the countryside which adjoins it. Greenfield site subject to comprehensive development						23	23	23
	Oswestry		4	Yes	Whittington		with some physical constraints to be addressed	details will be key to	objections raising issues	Promoted site	viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with						23	23	23
	Oswestry		4	Yes	Whittington		with some physical constraints to	details will be key to	objections raising issues	Promoted site	viability	the countryside which adjoins it. Greenfield site subject to comprehensive development						23	23	23
	Oswestry		4	Yes	Whittington		with some physical constraints to be addressed as part of	details will be key to	objections raising issues	Promoted site	viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed						23	23	23
	Oswestry		4	Yes	Whittington		with some physical constraints to be addressed as part of	details will be key to	objections raising issues	Promoted site	viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising						23	23	23
	Oswestry		4	Yes	Whittington		with some physical constraints to be addressed as part of	details will be key to	objections raising issues	Promoted site	viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in						23	23	23
	Oswestry		4	Yes	Whittington		with some physical constraints to be addressed as part of	details will be key to	objections raising issues	Promoted site	viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of						23	23	23
	Oswestry		4	Yes	Whittington		with some physical constraints to be addressed as part of	details will be key to	objections raising issues of principle.		viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in						23	23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The	tbc	with some physical constraints to be addressed as part of layout. No	details will be key to deliverability Yes -	objections raising issues of principle.	Full planning	viability concerns No known	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site		25	25	15	65		23	23
		(SAMDev)		Yes	Whittington Road	tbc	with some physical constraints to be addressed as part of layout. No impediments.	details will be key to deliverability Yes - straightforwar	objections raising issues of principle. Greenfield site on edge of	Full planning permission subject	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site with national		25	25	15	65		23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The Cottams,	tbc	with some physical constraints to be addressed as part of layout. No impediments.	details will be key to deliverability Yes - straightforwar d site.	objections raising issues of principle. Greenfield site on edge of settlement. No	Full planning permission subject to 5106 Agreement (13/04845/FUL).	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site with national housebuilder involvement. Full		25	25	15	65		23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The Cottams,	tbc	with some physical constraints to be addressed as part of layout. No impediments. Single	details will be key to deliverability Yes - straightforwar d site.	objections raising issues of principle. Greenfield site on edge of settlement. No fundamental	Full planning permission subject to 5106 Agreement (13/04845/FUL). Housebuilder has	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site with national housebuilder involvement. Full planning		25	25	15	65		23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The Cottams,	tbc	with some physical constraints to be addressed as part of layout. No impediments. Single	details will be key to deliverability Yes - straightforwar d site.	objections raising issues of principle. Greenfield site on edge of settlement. No	Full planning permission subject to 5106 Agreement (13/04845/FUL).	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site with national housebuilder involvement. Full		25	25	15	65		23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The Cottams,	tbc	with some physical constraints to be addressed as part of layout. No impediments. Single	details will be key to deliverability Yes - straightforwar d site.	objections raising issues of principle.	Full planning permission subject to 5106 Agreement (13/04845/FUL). Housebuilder has indicated intention to build the development out	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site with national housebuilder involvement. Full planning permission subject to \$106 Agreement		25	25	15	65		23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The Cottams,	tbc	with some physical constraints to be addressed as part of layout. No impediments. Single	details will be key to deliverability Yes - straightforwar d site.	objections raising issues of principle.	Full planning permission subject to \$106 Agreement (13/04845/FUL). Housebuilder has indicated intention to build the development out on receipt of	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site with national housebuilder involvement. Full planning permission subject to S106 Agreement (13/04845/FUL –		25	25	15	65		23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The Cottams,	tbc	with some physical constraints to be addressed as part of layout. No impediments. Single	details will be key to deliverability Yes - straightforwar d site.	objections raising issues of principle.	Full planning permission subject to 5106 Agreement (13/04845/FUL). Housebuilder has indicated intention to build the development out	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site with national housebuilder involvement. Full planning permission subject to \$106 Agreement (13/04845/FUL– original Committee date		25	25	15	65		23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The Cottams,	tbc	with some physical constraints to be addressed as part of layout. No impediments. Single	details will be key to deliverability Yes - straightforwar d site.	objections raising issues of principle.	Full planning permission subject to \$106 Agreement (13/04845/FUL). Housebuilder has indicated intention to build the development out on receipt of	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site with national housebuilder involvement. Full planning permission subject to S106 Agreement (13/04845/FUL– original Committee date 01/07/14		25	25	15	65		23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The Cottams,	tbc	with some physical constraints to be addressed as part of layout. No impediments. Single	details will be key to deliverability Yes - straightforwar d site.	objections raising issues of principle.	Full planning permission subject to \$106 Agreement (13/04845/FUL). Housebuilder has indicated intention to build the development out on receipt of	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site with national housebuilder involvement. Full planning permission subject to \$106 Agreement (13/04845/FUL– original Committee date		25	25	15	65		23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The Cottams,	tbc	with some physical constraints to be addressed as part of layout. No impediments. Single	details will be key to deliverability Yes - straightforwar d site.	objections raising issues of principle.	Full planning permission subject to \$106 Agreement (13/04845/FUL). Housebuilder has indicated intention to build the development out on receipt of	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site with national housebuilder involvement. Full planning permission subject to S106 Agreement (13/04845/FUL– original Committee date 01/07/14 cofirmed on 23/09/14).		25	25	15	65		23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The Cottams,	tbc	with some physical constraints to be addressed as part of layout. No impediments. Single	details will be key to deliverability Yes - straightforwar d site.	objections raising issues of principle.	Full planning permission subject to \$106 Agreement (13/04845/FUL). Housebuilder has indicated intention to build the development out on receipt of	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included allocations raising issues of principle, so not included insubjections to proposed allocations raising issues of principle, so not included insubjections to delivery. Greenfield site with national housebuilder involvement. Full planning permission subject to \$106 Agreement (13/04845/FUL – original Committee date 01/07/14 confirmed on 23/09/14). Housebuilder has indicated		25	25	15	65		23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The Cottams,	tbc	with some physical constraints to be addressed as part of layout. No impediments. Single	details will be key to deliverability Yes - straightforwar d site.	objections raising issues of principle.	Full planning permission subject to \$106 Agreement (13/04845/FUL). Housebuilder has indicated intention to build the development out on receipt of	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site with national housebuilder involvement. Full planning permission subject to 5106 Agreement (13/04845/FUL – original Committee date 01/07/14 confirmed on 23/09/14). Housebuilder has indicated intention to build the development		25	25	15	65		23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The Cottams,	tbc	with some physical constraints to be addressed as part of layout. No impediments. Single	details will be key to deliverability Yes - straightforwar d site.	objections raising issues of principle.	Full planning permission subject to \$106 Agreement (13/04845/FUL). Housebuilder has indicated intention to build the development out on receipt of	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site with national housebuilder involvement. Full planning permission subject to S106 Agreement (13/04845/FUL– original Committee date 01/07/14 confirmed on 23/09/14). Housebuilder has indicated intention to build the development out on receipt of		25	25	15	65		23	23
		(SAMDev) OSW030		Yes	Whittington Road Land at The Cottams,	tbc	with some physical constraints to be addressed as part of layout. No impediments. Single	details will be key to deliverability Yes - straightforwar d site.	objections raising issues of principle.	Full planning permission subject to \$106 Agreement (13/04845/FUL). Housebuilder has indicated intention to build the development out on receipt of	viability concerns No known viability	the countryside which adjoins it. Greenfield site subject to comprehensive development guidelines, with significant objections to proposed allocations raising issues of principle, so not included in first 5 years of delivery. Greenfield site with national housebuilder involvement. Full planning permission subject to 5106 Agreement (13/04845/FUL – original Committee date 01/07/14 confirmed on 23/09/14). Housebuilder has indicated intention to build the development		25	25	15	65		23	23

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				23	23	
24	24	117				
I						

Oswestry	y OSW034 (SAMDev)		Land south of The Cemetery (site A)	tbc Site consider deliveral the med term.	le in sustainable	SHLAA site within a defined	Site promoter identified through SHLAA.	No major viability issues noted to date.	Greenfield site linked with OSW035 and 045 with no fundamental planning issues and Town Council support, but access dependent on land exchange agreement with TC so not included in first 5 years of delivery.						15	15		30		
Oswestry	y OSW035 (SAMDev)		Land south of The Cemetery (site B)	tbc Site consider deliveral the med term.	le in sustainable	SHLAA site within a defined	Site promoter identified through SHLAA.	No major viability issues noted to date.	Greenfield site linked with OSW034 and 045 with no fundamental planning issues and Town Council support, but access dependent on land exchange agreement with TC so not included in first 5 years of delivery.					20	20			40		
Oswestry	y OSW045 (SAMDev)		Land off Victoria Fields	tbc Site consider deliveral the med term.	le in sustainable	SHLAA site within a defined	Site promoter identified through SHLAA.	noted to date.	Greenfield site linked with OSW034 and 035 with no fundamental planning issues and Town Council support, but access dependent on land exchange agreement with Town Council so not included in first 5 years of delivery.					10				10		
Park Hall	I PARKOO1 (SAMDev)		Land at Artiilery/Larkh ill/Park Crescent	Single	Yes - ents. straightforw d site. Parish Council support.	ar d part		No known viability concerns	Straightforward part brownfield site with no fundamental planning issues or significant outstanding objections and Parish Council support. Likely to be delivered.					20				20		
Pontesbu	ury PBY018 and PBY29 (SAMDev)		Land at Hall Bank, Pontesbury.	tbc owned E Herefor Diocesar Board.	y developmen proposed.	Site in sustainable location near	Delivery Statement indicating strong developer interest.	d site.	Straightforward, largely greenfield site in single ownership with Parish Council support. Some constraints but no fundamental planning issues. Indicative layout submitted for 60 dwellings, with Delivery Statement indicating strong developer interest. Phasing required in development guidelines.		20	25	45	15				15		

Pontesbury	PBY019 (SAMDev)	4 Yes	Land surrounding Mount Pleasant	topographical considerations	some some some some some some some some	Sustainable location.	Planning application submitted by promoters (14/01233/OUT).	No known viability constraints.	Straightforward greenfield site on edge of village with Parish Council support. Some constraints but no fundamental planning issues. Planning application submitted by promoters (14/01233/OUT). Likely to be delivered.			16	16						
Prees	PRE002, PRE011, and PRE012 (SAMDev)	4 Yes	Land west of Shrewsbury Street		sustainable development. I Parish Council support. 9	centrally located in	Promoted site.	No known viability concerns.	Greenfield site centrally located in village - sustainable development. No fundamental planning issues. Access off Shrewsbury Street subject to demolition of existing dwelling owned by Shropshire Housing Group, which has confirmed its support. Multiple ownerhips but jointly promoted. Therefore delivery likely.		7	8	15						
Prees	PRE008 (SAMDev)	4 Yes	Land at Moreton Street	tbc Development dependent on legal agreement for restoration of Prees Hall. Willing landowner.	to suitable scheme i delivering restoration of Prees Hall and f provision of replacement i	development in centre of village and close to	Promoted site. Willing landowner. Scheme supported by Viability Report.	restoration of Prees Hall. Number of dwellings increased from 30 to 40 to reflect	development in centre of village and close to facilities. No fundamental planning issues.		5	15	20	20			20		
Prees Heath	PH004sd (SAMDev)	4 Yes	Former Cherry Tree Hotel site	impediments - single ownership.	access of A41/A49. (Parish Council support. I		Promoted site. Willing landowner.	Brownfield site but no significant viability issues known.	Primarily brownfield site in proposed Community Cluster located on A41/A49. Development subject to use of existing vehicular access of A41/A49. Parish Council support. Likely to be delivered, but indicated in years 6-10 to reflect site location and likely market.					5			5		

Sha	awbury :	SHAW004	4 Yes	Land to the rear of Brickyard Farm, Poynton Road	Single	liments. to ado wnership fro	measures to dress noise om RAF nawbury	with no fundamental planning	Actively promoted: current outline application (14/03635/OUT) for 50 dwellings.	No known viability concerns	Greenfield site with no fundamental planning issues and Parish Counci support. Likely to be delivered: current outline application (14/03635/OUT) for 50 dwellings.		25	25	50							
Shi	ifnal :	SHI001	2 No	St Peter's Youth Club, Bridgnorth Road	tbc Possibl licence agreen place. Requir further clarific about o use.	e cla ment in rec res cur r cation	arification quired garding irrent use.	The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.	The site has been promoted through the SHLAA process. Site suitable for low density development typically comprising a mix of semi detached or detached dwellings.	No major viability issues raised to date.	Technically suitable SHLAA site but perceived to be deliverable in the medium term.							6	6	12		
Shi	ifnal :	SHI003	2 No	Land at Wolverhampt on Road		nship to cur dy built- bei heme. up ijor Wi . de Sit wit ne Be	irrently eing worked o for a Taylor	Suitable location within the new settlement boundary.	Scheme masterplan has been developed for Taylor Wimpey and an application is expcted very shortly. The scheme will deliver a mix of properties, including two and three-bedroom properties, five of which will be made available for shared ownership and rented housing.	No major viability issues raised to date.			21	21	42							
Shi	ifnal !	5HI012	2 No	Jaspers, Shrewsbury Road	tbc Active busine:	ess use. ber to sch de inc the int de	een subject a number of hemes for evelopment dicating that ere is terest in	The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.	Development perceived deliverable in the medium term. The site is suitable for conversion or redevelopment for residential apartments or part of a mixed –use scheme.	Will require a full viability analysis.	Acceptable SHLAA site within the settlement boundary but considered deliverable in the medium term.					5				5		
Shi	ifnal :	SHI013	2 No	Rear of 43 Broadway		iccess. flo mi ne res be Co wo gra gra	te issues ccess and	The site is located within the settlement boundary in a sustainable location.	Site suitable for medium density development typically comprising a mix of semi detached and terraced dwellings.	Scheme viability may be impacted by flood alleviation and access works.	Tectnically suitable SHLAA site but flood alleviation and laccess work push delivery into the second 5 year tranche.					11						
Assumed high dependency Shi care home. Currently forecast for 2nd five year tranche. Removal of 40 dwelling equivalent from years 2021/22 and 2023/24.		SHI004b (SAMDev)	4 Yes	Land between Lawton Road and Stanton Road	tbc No impedi	liments. per gra sul sui hig tra mi	ermission anted ibject to iitable ghways and ansport itigation	sustainable development subject to suitable highways and	Outline planning permission, subject to s.106 (13/05136/OUT) in August 2014 - 100 dwellings + 60 bed care home.	No known viability concerns.	Greenfield site on edge of the town Outline planning permission granted 13/05136/OUT - 100 dwellings + care home. Delivery likely – indicating over years 4-7 as adjoining site SHI004a already has full consent and is under construction.		25	25	50	25	25			50		

ОК	Shifnəl	SHI006 (SAMDev)	4		Land north of Wolverhampt on Road	tbc		Yes - outline permission granted subject to suitable highways and transport mitigation measures.	Yes - sustainable development subject to suitable highways and transport mitigation measures.	Outline planning permission for 250 dwellings (14/00062/OUT) secured by Taylor Wimpey (27th May 2014).	No known viability concerns.	Sustainable development subject to suitable highways and transport mitigation measures. Outline planning permission for 250 dwellings (14/00062/OUT) secured by Taylor Wimpey. Likely to be delivered – potentially over years 3 – 9.		38	38	38	114	27	27	27	27
Self contained units -no change.	Shifnal	SHI002 (care home)	6	No	The Uplands, Shifnal	tbe	Listed building conversion to a care home - now with full planning permission (September 2014). No major issues identified.		Sustainable location and re use of a building.	Completions forecast for 2015/16.		Sustainable re-use of an exisiting building in a suitable location. Now with full planning permission.	14	15			29				
ок	Shifnal	SH1002 (66 dwelling development)	6	No	Land off Wolverhampt on Road / The Uplands	tbc		Application 13/04840/FUL fully approved with s.106 in October 2014.		Completions forecast - 2016/17 and 2017/18.	No known viability concerns.	Edge of settlement development now with resolved to grant.		33	33		66				
	Shrewsbury	SHREW002, SHREW035, SHREW128 (Shrewsbury West SUE)	2		Shrewsbury West SUE		major development requiring complex S106 Agreements and involvement of a number of landowners, the primary	include 750 dwellings and the provision	on western edge of Shrewsbury. Sustainable development. Principle of development established in Core Strategy. Comprehensiv e development in accordance with adopted masterplan to include 750 dwellings and the provision of new Oxon Link Road and other	dwellings approved by Committee subject to signing of 5106 Agreement on 16/10/14 (14/00246/OUT), with national housebuilder involvement. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council)	new Oxon Link Road, but land identified in Core Strategy on this basis and costs to be reflected in land values so no viability	established in Core Strategy. Comprehensive development in accordance with	20	40	78	98	236	113	108	78	69

	0
	0
69 38 406 51 51 69 38 406 69 51 51	102

Self contained units -no Shrewsbury SHREW035(Ho change. Gare Home)	2 Holyhead tbc 85 unit care Yes - Road, Bicton home - no development impediments forward to independent development. of wider masterplan area.	Yes - not Pre-app 14/00501. It is 85 unit care home development included in original Application understood development masterplan 2015. Completions funding has sustainable work, but a suitable use for this part of the overall planned area. forecast 2017/18. been secured. location and with funding progressed to secure delivery.		
Shrewsbury SHREW003	2 No The Hollies, Sutton Road tto: Ves-Although Further work a number of maintain exist on site. Desirable to maintain existing building as part of redevelopmen t proposals.	From the The site has been From the Acceptable SHLAA information actively promoted information site within the available, the through the SHLAA available it is settlement site is process. Site also boundary but considered suitable for high considered considered suitable for density that the site is deliverable in the housing development economically medium term. development. typically viable and the remedium term. location for town houses or complete and sell the location for town houses or complete and sell the contribute to area is good. area is good. area is good. mixed suitable, area is good. area is good. area is good.		
Shrewsbury SHREW007	2 No Land at the Elms, Belvidere tbc Yes-although there are mature trees Further work required on landscape impact	From the information available, the through the SHLAA From the information available, the through the SHLAA Acceptable SHLAA available, the through the SHLAA available it is settlement site within the settlement considered suitable for high development. considered soundary but considered bousing development economically medium term. theraced dwellings, location for sustainable, mixed tompsing a mix of communities. capacity of the housing in this area is good.	15	
Shrewsbury SHREW008	2 No Richmond the Yes - no impediments. No major issues identified.	From the information actively promoted information actively promoted information available, the through the SHLAA available it is site is process. Site also considered suitable for high development development. typically viable and the the site of complete and seuitable terraced dwellings, developer to location for town houses or complete and would flats. housing in this area is good.		

See below for figures. Shrewsbury SHREW009 (See SHREW189 for dwellings)	2 No Radbrook 1.51 Council will College Descent Complex 1.51 Council will have vacant possesion of all buildings on its land by 30th August 2015. Access linked to redevelopment t of SHREW189 (College buildings already vacant), but the landowners are working together and the development of the two sites is being jointly planned.	safeguarding site within November 2014 c of greenspace town alongside li and single development application for p	No known viability application concerns, but expected in Nov 2014 alongside progress of SHREW189. SHREW189. High likelihood of delivery. Figures included in SHREW189 listing.		
Info noted at examination. Shrewsbury SHREW189 (including dwellings on SHREW009)	2 No Radbrook 4.81 College vacant (September 2014) Complex 2014) following transfer of operations to London Road	retention of brownfield expected in C existing main site within November 2014 b college town alongside g building and development application for b appropriate boundary. SHREW189, c safeguarding Greenspace following pre-	Retention of College medium density development typically comprising a mix of semi detached and terraced dwellings and possibly some flats as part of a mixed use scheme. This has been adjusted from the previous SHLAA to a more realistic figure to take into account the scale and character between the College and Sparkham Close. Combined sites (including SHREW009) illustrative masterplan indicates 125 dwellings and 22 apartments	96 38 13	
Shrewsbury SHREW010	2 No Shrewsbury tbc Yes - althoug Training and Development adjacent liste Centre building will need to be carefully managed.	brownfield suitable for a deliverable by end n d site within the medium / high of March 2019. The n settlement density site is suitable for a ir boundary. residential medium / high la scheme, density residential d considering scheme, c	Heritage Acceptable SHLAA mitigation site which is measures may considered impact on site deliverable within layout / the first 5 years. density. Not considered significant.		

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	Shrewsbury SH	HREW024	2	No	Land off Underdale	tbc Yes - no impediments	SHLAA acceptable site	The site offers a suitable	SHLAA site sponser.	No major viability issues	Site suitable for low density				5	5										
					Road	impediment	located within		sponser.	raised.	development															
							the	development			typically															
							development	and would			comprising a mix															
							boundary of the	contribute to the creation of			of semi detached or detached															
							settlement.	sustainable,			dwelling and															
								mixed			should be															
								communities.			delivered within 5 years.															
											years.															
		HREW028, HREW029,	2		Shrewsbury South SUE	tbc Yes, although	Yes, for development	Primarily	Phase 1 of residential	Major infrastructure	Principle of development		38	57	82	177	83	83	83	83	83	415	31	31	62	
		HREW029, HREW075,			South SUE	major developmen		development																		
	SH	HREW107,				requiring	with adopted	on southern	dwellings) granted	but land	Core Strategy.															
	1	HREW114,					6 masterplan to		full planning	identified in	Comprehensive															
	ar	nd HREW127				Agreements	include approximately		consent and under construction -	core Strategy on this basis	development in accordance with															
		Shrewsbury				involvement			Taylor Wimpey	and costs to	adopted															
	So	outh SUE)					of subject to	Principle of	(13/00893/FUL).		masterplan to															
						landowners,	appropriate infrastructure		Outline application	land values so no viability																
						a consortium		Core Strategy.		issues.	approximately 950 dwellings,															
						approach to		Comprehensiv	remainder of		employment land															
						the promotio		e	residential		and related															
						of the SUE, with the			development - up to 550 dwellings -		infrastructure. Phase 1 of															
						primary			(and strategic		residential															
						landowners		masterplan to	employment site)		development (291															
						working	h.		by Lands		dwellings) granted															
						collaborative to deliver the		the provision	Improvement Holdings		full planning consent and unde															
						developmen			(14/04428/OUT),		construction -															
						Infrastructur	2		leaving one further		Taylor Wimpey															
						costs and contributions			residential phase for approximately		(13/00893/FUL). Outline															
						identified an			100 dwellings to		application															
						apportioned			come forward.		submitted for															
						No legal or					majority of															
						physical impediments					remainder of residential															
						to	·				development - up															
						developmen	t.				to 550 dwellings -															
											(and strategic															
											employment site) by Lands															
											Improvement															
	Shrewsbury Sł		2	No	Site off	the No major	Voc. cuitable	Voc	The site has a	Nomeior	Holdings		12	12		25										
	Sillewsbury Sr	INEVVUSI	2	NU	Holdgate	tbc No major impediments	Yes - suitable subject to	Yes - sustainable	resolution to grant	No major viability issues	Acceptable SHLAA site which now ha		12	15		25										
					Drive,	to	satisfactory	location.	planning		a resolution to															
					Featherbed	developmen		Shrewsbury is			grant planning															
					Lane	Resolved to grant plannir		a major settlement	comnletions forecast - 2016/17		permission for 25 units. Deliverable															
						permission o		and as such	and 2017/18.																	
						29th May 20		has a good																		
						- 14/01147/FL		range of facilities and																		
						14/0114//FU		services																		
								associated																		
								with a town																		
								centre of its size.																		
	Shrewsbury SH	HREW058	2		Former	tbc Site will	Yes - subject		Delivery forecast	Site	Small brownfield												6		6	
					Driving Test	require	to a suitable	a suitable	towards the end of	remediation																
					Centre, Bell Lane	suitable nois abatement		location for development	the plan period.	may impact or scheme	options over the															
					cane	measures du		and would		viability.	longer term.															
						to its	environmental	contribute to			-															
						proximity to	screening.	the creation of																		
						the railway line. Deliver	,	sustainable, mixed																		
						generally		communities.																		
						forecast over																				
						the longer																				
						term.																				
1	1				I		1	1	1	1	1	I														
					I							I														

	Shrewsbury	SHREW071		No	Royal	tbc No major	Yes - subject	Suitable	There is an	No major	The site is suitable										 		г – т	
					Shrewsbury Hospital North	impedimen to developme now.	is to the principles set out in the adopted planning brie for the site.	sustainable location withir settlement f	adopted development brief for the site and this aspect of the site is considered deliverable within 5 year.	viability issues raised at this s stage. s	for medium density residential development in accordance with the adopted planning brief and has been confirmed as available by Secretary of State for Health. This aspect of the site is considered deliverable within S years.													
	Shrewsbury	SHREW209	2	No	Shelton Hospital	tbc Requires a ordinated redevelopn t program but no majo impedimen to developme	to a phased implementati e, n plan. r is	Suitable sustainable o location within settlement.	Completions forecast from Year 3 at a modest build out rate until 2022/23. Yield may be higher depending upon the design of development.	No major viability issues i raised at this stage.	Yield may be higher dependant on design of development options which will come forward at a later stage as part of a coordinated redevelopment scheme.		30	30	30	90	30	30	30	28	118			
Treated as self contained units - no change.		SHREW073 (SAMDev)	2	Yes	Off Ellesmere Road (East)		houses, 68 on and two bedroom Extr Care g (affordable) se apartments.	s made.	Pre-app - June / Jury 2014. Application likely to progress quickly and expected before end of 2014 or early 2015. First completions forecast by end of March 2016.	raised by the	Pre-app (PREAPP/14/0034 5) for 84 two storey, two and three bedroom houses, 68 one and two bedroom Extra Care (affordable) apartments.	34	34	40	44	152								
	Shrewsbury	SHREW080	2	No	Site at St Michaels Gate/ St Micheals Street	tbc Longer tern project.	 Suitable location but considered a longer term project due to the nature of the site. 	area.	Forecast for delivery 2024+.	Will require a full viability assessment, but no major issues raised at this point.	on site is suitable for conversion and should be retained. Yield											20	20	
	Shrewsbury	SHREW081	2	No	Site at Barker Street/ St Austins Street	tbc Forecast for delivery ov the mediun term.	r location but	location within the built up	Forecast for delivery within the 2nd 5 year tranche		Proposals are for high density development which would be appropriate here given the town centre location. This would give a total of approximately 20 dwellings with provision of open space.							20			20			
	Shrewsbury	SHREW081B	2	No	Barker Street 6th Form College	tbc Mixed use scheme wit potential complexitie forecast for delivery ow the mediun term.	s - linked to mixed use r development.	the built up area.	Forecast for delivery within the 2nd 5 year tranche	 full viability assessment, but no major issues raised 	Site is suitable for residential development as part of a mixed use scheme. Delivery in the medium term.							20			20			

Shrewsbury	SHREW085	2	Land at tt	mitigation defence	space the settleme ave boundary bu	t i i i i i i i i i i i i i i i i i i i	n Flood risk mitigation may impact or scheme viability.	Proposals are for high density development which would be suitable here given the town centre location. This would equate to 30 dwellings, taking into account a reduction in developable land area for flood defence and amenity space.							15		15	
Shrewsbury	SHREW087	2	Site at New tt Zealand House, Abbey Foregate	c Development High de forecast in the develop longer term. location Flood flood alleviation alleviat issues to issues t resolve. resolve Require conside approa	ment location - , with within the settlement boundary. o s a red	Site promoted throught the SHLAA process.	Flood risk mitigation may impact or scheme viability.	Proposals are for high density development which would be suitable here given the location. This would equate to 75 dwellings, taking into account a reduction in developable land area for flood defence and amenity space. Development forecast in the longer term.							75		75	
Shrewsbury	SHREW134	2	Land at Old tt Coleham, Shrewsbury.	c Site is Yes - perceived to Sustain be deliverable location in the longer settlen term. The site bounde has no known policy restrictions or physical limitations that would limit development.	ble a suitable within location for ent developmen	of	viability issues	The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Delivery forecast in the longer term.							50	50	100	
Shrewsbury	SHREW155	2	Land off tt Racecourse Lane	c The site Yes - comprises Sustain open space location which is settien currently used bounda for informal and formal recreation. The site is surrounded by the Shelton Hospital (mental health facility) and formal recreation (including former SAHA buildings). Site is perceived to be deliverable in the longer term.	within medium ent density	2	viability issues	The site is suitable for medium density residential development in accordance with the adopted planning brief. Delivery forecast in the longer term.							15		15	

	Shrewsbury	SHREW158	:	No	William Farr House, Royal Shrewsbury Hospital		Yes - Sustainable location within settlement boundary.	The site is suitable for high density residential conversion. Suitable location within the settlement boundary.	The site has been promoted by a developer/ landowner.	The site is suitable for residential development, subject to the policy tests for retention of community facilities being met, with development coming forward in the longer term.	The site is suitable for residential development, but potentially deliverable in the longer term.							35	35	70	
En-suite bedrooms only. 60 dwelling, equivalent included in 5 year figures - 30 2016/17 and 30 - 2017/18. Now removed.	Shrewsbury	SHREW173a		No	TA Centre, Sundorne Road, Shrewsbury (90 bed care development)	home development, part of a wider	and decision on outline 22nd July	boundary.	Completions forefast for 2016/17 and 2017/18 following the roll out of 23 residential units on SHREW173b.		Sustainable site within the settlement boundary. Strong delivery potential.			0							
	Shrewsbury	SHREW173b	:	No	TA Centre, Sundorne Road, Shrewsbury (23 dwelling aspect of larger scheme)	No major issues raised to date.	Planning permission granted - 9th October 2014	the settlement boundary.	The Wrekin Housing Trust are leading on the project. Site forms part of HCA bid for 2015 - 2018 and will be completed within this time		Outline permission for 19, now looking at 23 dwellings on detailed.	23		23							
	Shrewsbury	SHREW192		No	Garages, Off Belvidere Lane	On street parking arrangements need to be agreed.	Yes if parking arrangements are satisfield.	The site is located within the settlement boundary so technically acceptable although there may be complexities involved in bringing this brownfield site forward.		Small scale site. Former brownfield use could add demolition and remediation costs to the development.	The site is suitable for terraced housing development, subject to HA agreeing on-street parking arrangements.								5	5	
	Shrewsbury	SHREW206	:	! No	Salop Music Centre, St Michaels														19	19	
	Shrewsbury	SHREW211		No	Street Whitehall, Monkmoor Road	Development expected within the longer term.	The SHLAA assessment indicates that the site is within the settlement boundary but delivery is likely over the longer term.	Site is located within the development boundary.	No developer involvement identified.		The site is suitable for medium to high density residential development. Development expected within the longer term.							25	20	45	
	Shrewsbury	SHREW231sd			Land east of The Beacon, Copthorne Road	comprising 21 retirement apartments. Granted		location within	McCartney and Stone Development complex, with potentiually rapid build programme.	No major viability issues raised by the applicant.	Retirement complex development within a sustainable location / settlement. Delivery expected to be fairly rapid.	21		21							

Shrewsbury SHREW232sd	2 No	Kwik Fit, 167 - 170 Abbey Foregate	issues raised app to date. 14/0 now subj	nning No major lication representation 01861/FUL s raised to w approved date. ject to 06.	permission - late 2014 / early 2015.		Yield assumes 52 self-contained units.		26	26			52										
Shrewsbury SHREW234sd	2 No	Shrewsbury Prison	well located pris with the town rep on elevated imp land adjacent con to the river hist and the buil with the castle grad to the south Pote west across con tation and whil lines which are prot on much lower hist ground. woo Unclear about be	son settlement resents boundary but soortant requires a plack of considered toric aperoach to development. ich are de 2 listed. slication in slication i toric fabric uld need to	stage.	buildings may restrict development options in some areas.	Information available indicates a mix of apartments, terraced houses and character historic houses.													30	35	65	
Shrewsbury SHREW235	2 No	Former Ambulance Station - Abbey Foregate	use to g development plar with no major per impediments Nov to 201	i-resolved Sustainable grant bownfield site nning within the mission in settlement vember boundary. (4 - 03033/FUL	planning permission - November 2014. I i	Small mixed use scheme with various land and sales values. No major viasbility issues identified.	Planning permission now approved subject to s.106 for a change of Use of former ambulance station to A1 retail including the provision of two C3 residential units and the erection of thirteen dwellings			7	8		15										
Shrewsbury SHREW001 (SAMDev)	4 Yes	Land North of London Road	tbc No impediments - land owned by Council.	location - site adjoining existing development on edge of town and within Bypass. No fundamental planning issues.	layout for 48 dwellings. Funding obtainedOutline planning application to be submitted	individual units will depend upon build method.	Straightforward greenfield site owned by Shropshire Council. Self Build housing scheme being actively progressed. Extended delivery period to reflect gradual development through self-build.			2	4	3	9	3	3	3	3	3	15	12	12	24	
Shrewsbury SHREW016 (SAMDev)	4 Yes	Land at Hillside Drive	impediments rete proi tree pro pub span and area enh of fr acca Seve sust Tow	ention of greenfield site tected adjoining es, existing vision of development. Jlic open Sustainable (ce/woodla development ecology with no a and fundamental		viability concerns.	Straightforward small greenfield site with developer involvement. Galliers Homes/Cameron Homes has advised of intention to submit detailed application autumn 2014, commencement spring 2015, build out over 2 years. High likelihood of delivery.	1 1	10	10			20										

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Self-contained apartment	Shrewsbury	SHREW022	4	4 Yes	Westside	<mark>tbc</mark> Yes - no	Yes -	Straightforwar		No known	Straightforward				5	5	21					21			
developments - not detailed						impediment	s. sustainable	d greenfield	resolved to grant		greenfield site, to														
within the first 5 years.							development		outline planning		be adjacent to														
							in the context		consent, subject to		Shrewsbury West														
							of adjoining	Shrewsbury	signing S106	retirement	SUE Phase 1														
							Shrewsbury	West SUE	Agreement on	apartments to															
							West SUE.	Phase 1	18/09/14	be firmed up.	development.														
								housing development	(14/02749/OUT). Indicative layout		Committee														
									for 5 dwellings and	4	resolved to grant outline planning														
								existing	two retirement	u	consent, subject to														
									blocks for 21		signing \$106														
								site.	apartments and		Agreement on														
								Site.	retention of two		18/09/14														
									existing dwellings.		(14/02749/OUT).														
											Indicative layout														
											for 5 dwellings														
											and two														
											retirement blocks														
											for 21 apartments														
											and retention of														
								1			two existing														
								1			dwellings. Some														
								1			development														
										1	likely to be														
										1	delivered, but														
											proposal for														
											retirement apartments needs														
											to be firmed up, so														
											indicated for years														
											6-10.														
											0 10.														
1		1	1	1	1 1					1	1	I I		1	1										
		1	1																						
1		SHREW027	4	4 Yes	Land off	tbc Land owned			National	Key issue is	Major greenfield	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
		SHREW027 (SAMDev)	4	4 Yes	Preston Street	by Taylor	satisfaction of	location on	housebuilders	need for	site for	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey an	satisfaction of comprehensiv	location on edge of town	housebuilders Taylor Wimpey an	need for d access to serve	site for e coordinated	38	57	57	57	209	57	57	57	57	57	285	33	23 61	6
			4	4 Yes	Preston Street	by Taylor Wimpey and Persimmon	satisfaction of comprehensiv e	location on edge of town sustainable	housebuilders - Taylor Wimpey an Persimmon Home	need for d access to serve s the majority o	site for e coordinated f development in	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey and Persimmon Homes. At	satisfaction of comprehensiv e development	location on edge of town - sustainable development	housebuilders Taylor Wimpey an Persimmon Home own the site.	need for d access to serve s the majority o site off Londor	site for e coordinated f development in n two linked parts,	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey and Persimmon Homes. At least 150	satisfaction of comprehensiv e development guidelines for	location on edge of town - sustainable development with no	housebuilders - Taylor Wimpey an Persimmon Homes own the site. Information	need for d access to serve s the majority o site off Londor Road.	site for e coordinated f development in n two linked parts, with a maximum	38	57	57	57	209	57	57	57	57	57	285	, 33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey and Persimmon Homes. At least 150 dwellings ca	satisfaction of comprehensiv e development guidelines for n site, including	location on edge of town - sustainable development with no fundamental	housebuilders - Taylor Wimpey an Persimmon Homes own the site. Information provided that	need for access to serve the majority o site off Londor Road. Developers	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings	38	57	57	57	209	57	57	57	57	57	285	, 33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey and Persimmon Homes. At least 150 dwellings ca be served o	satisfaction of comprehensiv e development guidelines for n site, including f access	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Homes own the site. Information provided that intend to submit	need for d access to serve s the majority o site off Londor Road. Developers have an	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street	38	57	57	57	209	57	57	57	57	57	285	, 33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey and Persimmon Homes. At least 150 dwellings ca be served o Preston Stre	satisfaction of comprehensiv e development guidelines for n site, including f access et improvement	location on edge of town - sustainable development with no fundamental planning	housebuilders - Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning	need for access to serve s the majority o site off Londor Road. Developers have an agreement in	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to	38	57	57	57	209	57	57	57	57	57	285	, 33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey and Persimmon Homes. At least 150 dwellings ca be served o Preston Stre subject only	satisfaction of comprehensiv e development guidelines for n site, including f access et improvement to /provision.	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for access to serve s the majority o site off Londor Road. Developers have an agreement in place with	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings ca be served o Preston Stre subject only improveme	satisfaction of comprehensiv e development guidelines for n site, including f access et improvement to /provision.	location on edge of town - sustainable development with no fundamental planning	housebuilders - Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning	need for access to serve s the majority o site off Londor Road. Developers have an agreement in place with Shropshire	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road,	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey and Persimmon Homes. At least 150 dwellings ca be served o Preston Stre subject only	satisfaction of comprehensiv e development guidelines for n site, including f access et improvement to /provision.	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serve s the majority o site off Londor Road. Developers have an agreement in place with Shropshire Council for	site for e coordinated if development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey and Persimmon Homes. At least 150 dwellings ca be served o Preston Stre subject only improveme to Preston	satisfaction of comprehensive development guidelines for n site, including f access et improvement to /provision. tts	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serve s the majority o site off Londor Road. Developers have an agreement in place with Shropshire Council for	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road,	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cc be served o Preston Stre subject only improveme to Preston Street.	satisfaction of comprehensiv e development guidelines for n site, including f access improvement /provision. ts	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serve s the majority o site off London Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires	site for e coordinated if development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two i national house-	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings c be served o Preston Str subject only improveme to Preston Street. Remainder	satisfaction of comprehensiv e development guidelines for n site, including f access et improvement to /provision.	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serviv s the majority o site off Londor Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two a national house- builders own the	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cz be served o Preston Str subject only improveme to Preston Street. Remainder dependent agrement o acces from	satisfaction of comprehensive development guidelines for stee, including f access improvement to /provision. ts	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serviv s the majority o site off Londor Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two s national house- builders own the site. High	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cc be served o Preston Str subject only improveme to Preston Street. Remainder dependent agrement o acces from London Roa	satisfaction of comprehensive development guidelines for stee, including f access improvement to /provision. ts	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serviv s the majority o site off London Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College.	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two s national house- builders own the site. High likelihood of	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cc be served o Preston Stre subject only improveme to Preston Street. Remainder dependent agrement o acces from London Roa Developers	satisfaction of comprehensive development guidelines for stee, including f access improvement to /provision. ts	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serviv s the majority o site off Londor Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College.	site for e coordinated if development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two s national house- builders own the site. High likelihood of delivery over the	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings.cc be served o Preston Stre subject only improveme to Preston Street. Remainder dependent agrement o acces from London Roa Developers have an	satisfaction of comprehensiv e development guidelines for n site, including f access improvement to /provision. tts	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serviv s the majority o site off Londor Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College. Feasibility plans	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two national house- builders own the site. High likelihood of delivery over the Plan period –	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cc be served 0 Preston Str subject only improveme to Preston Street. Remainder dependent London Roa Developers have an agreement	satisfaction of comprehensive development guidelines for site, including f access improvement to /provision. ts	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serviv s the majority o site off Londor Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College. Feasibility plans prepared and	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two s national house- builders own the site. High likelihood of delivery over the Plan period – limited delivery	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cc be served o Preston Str subject only improveme to Preston Street. Remainder dependent agrement o acces from London Roa Developers have an agreement an access ou	satisfaction of comprehensiv e development guidelines for n site, including f access improvement /provision. tts d. d.	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serv s the majority o site off London Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College. Feasibility plans prepared and discussions	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two i national house- builders own the site. High likelihood of delivery over the Plan period – limited delivery counted for years	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cz be served o Preston Stre subject only improveme to Preston Street. Remainder dependent agrement o acces from London Roa Developers have an agreement an access o land owned	satisfaction of comprehensiv e development guidelines for n site, including f access improvement /provision. tts d. d.	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serviv s the majority o site off Londor Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College. Feasibility plans prepared and	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two s national house- builders own the site. High likelihood of delivery over the Plan period – limited delivery counted for years 1-5 to reflect	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
			4	4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings.cc be served o Preston Stre subject only improveme to Preston Street. Remainder dependent agrement o acces from London Roa Developers have an agreement an access o land owned Shropshjire	satisfaction of comprehensive development guidelines for n site, including f access improvement /provision. tts d. d. or er by	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serv s the majority o site off London Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College. Feasibility plans prepared and discussions	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two a national house- builders own the site. High likelihood of delivery over the Plan period – limited delivery counted for years 1-S to reflect primarily the area	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
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			4	4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cc be served 0 Preston Str subject only improveme to Preston Street. Remainder dependent London Roa Developers have an agreement an access or land owned Shropshjire Council, but preferred access is ov land owned	satisfaction of comprehensive development guidelines for n site, including f access improvement /provision. tts d. d. er er by	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serv s the majority o site off London Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College. Feasibility plans prepared and discussions	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two anational house- builders own the site. High likelihood of delivery over the Plan period – limited delivery counted for years 1-5 to reflect primarily the area which can come forward without	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
				4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cc be served 0 Preston Stre subject only improveme to Preston Street. Remainder dependent acces from London Roa Developers have an agreement an access oo land owned Shropshijre Council, but preferred acces is ow land owned Shrewsbury	satisfaction of comprehensive development guidelines for n site, including f access improvement /provision. tts d. d. er er by	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serviv s the majority o site off London Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College. Feasibility plans prepared and discussions	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two anational house- builders own the site. High likelihood of delivery over the Plan period – limited delivery counted for years 1-5 to reflect primarily the area which can come forward without	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
				4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cc be served 0 Preston Stre subject only improveme to Preston Street. Remainder dependent acces from London Roa Developers have an agreement an access oo land owned Shropshijre Council, but preferred acces is ow land owned Shrewsbury	satisfaction of comprehensive development guidelines for n site, including f access improvement /provision. tts d. d. er er by	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serviv s the majority o site off London Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College. Feasibility plans prepared and discussions	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two anational house- builders own the site. High likelihood of delivery over the Plan period – limited delivery counted for years 1-5 to reflect primarily the area which can come forward without	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
				4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cc be served 0 Preston Stre subject only improveme to Preston Street. Remainder dependent acces from London Roa Developers have an agreement an access oo land owned Shropshijre Council, but preferred acces is ow land owned Shrewsbury	satisfaction of comprehensive development guidelines for n site, including f access improvement /provision. tts d. d. er er by	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serviv s the majority o site off London Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College. Feasibility plans prepared and discussions	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two anational house- builders own the site. High likelihood of delivery over the Plan period – limited delivery counted for years 1-5 to reflect primarily the area which can come forward without	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
				4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cc be served 0 Preston Stre subject only improveme to Preston Street. Remainder dependent acces from London Roa Developers have an agreement an access oo land owned Shropshijre Council, but preferred acces is ow land owned Shrewsbury	satisfaction of comprehensive development guidelines for n site, including f access improvement /provision. tts d. d. er er by	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serviv s the majority o site off London Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College. Feasibility plans prepared and discussions	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two anational house- builders own the site. High likelihood of delivery over the Plan period – limited delivery counted for years 1-5 to reflect primarily the area which can come forward without	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
				4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cc be served 0 Preston Stre subject only improveme to Preston Street. Remainder dependent acces from London Roa Developers have an agreement an access oo land owned Shropshijre Council, but preferred acces is ow land owned Shrewsbury	satisfaction of comprehensive development guidelines for n site, including f access improvement /provision. tts d. d. er er by	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serviv s the majority o site off London Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College. Feasibility plans prepared and discussions	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two anational house- builders own the site. High likelihood of delivery over the Plan period – limited delivery counted for years 1-5 to reflect primarily the area which can come forward without	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6
				4 Yes	Preston Street and East of	by Taylor Wimpey an Persimmon Homes. At least 150 dwellings cc be served 0 Preston Str subject only improveme to Preston Street. Remainder dependent acces from London Roa Developers have an agreement an access oo land owned Shropshijre Council, but preferred acces is ow land owned Shrewsbury	satisfaction of comprehensive development guidelines for n site, including f access improvement /provision. tts d. d. er er by	location on edge of town - sustainable development with no fundamental planning	housebuilders Taylor Wimpey an Persimmon Home: own the site. Information provided that intend to submit planning application in	need for d access to serviv s the majority o site off London Road. Developers have an agreement in place with Shropshire Council for one route, but preferred route requires agreement of Shrewsbury College. Feasibility plans prepared and discussions	site for e coordinated f development in n two linked parts, with a maximum of 150 dwellings off Preston Street and 400-450 to accessed off London Road, subject to t agreement of access. Two anational house- builders own the site. High likelihood of delivery over the Plan period – limited delivery counted for years 1-5 to reflect primarily the area which can come forward without	38	57	57	57	209	57	57	57	57	57	285	33	23 6	6

	-	-																-		
Shrewsbury				Land Vest of Battlefield Road	v а s с F ц s s c i i r е i i s a v f F F i : F с H s	within built up area – sustainable development. Part of mixed use allocation some constraints ncluding flood risk and existing ndustry on southern edge and railway to west, but no fundamental olanning ssues to orevent delivery of housing on site.	Yes - if the complexities of the scheme were overcome.	the built up area.	Delivery indicated for years 6-10 to reflect potential complexities of mixed use development, although land at Battlefield Garage (SHREW115) could come forward independently in years 1-5	full viability assessment, but no major issues raised at this point.	Greenfield site within built up area – sustainable development. Part of mixed use allocation subject to some constraints including flood risk and existing industry on southern edge and railway to west, but no fundamental planning issues to prevent delivery of housing on site. Delivery indicated for years 6-10 to reflect potential complexities of mixed use development, although land at Battlefield Garage (SHREW115) could come forward independently in years 1-5.			0			20	20	25	
Shrewsbury	/ SHREW115	4	1	Land at Battlefield Garage, Shrewsbury.	s a s r t k c c F		Yes - sustainable development.	Sustainable location - Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development.	The development has a site sponsor. Completions forecast towards the end of the first five year tranche.	viability issues raised to date.	The site is situated in an area with a strong housing market, and there are no known ownership problems or issues. It is assumed that the land is uncontaminated due to its longstanding agricultural use. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development.			10		10				
Shrewsbury	/ SHREW212	4		Land off Longden Road and Mousecroft Lane	n ii t	greenfield site- no major mpediments io development dentified.	Developer involvement – Wyro Homes has secured outline planning permission subject to S106 approval (originally 03/04/14 Committee and confirmed 18/09/14) for up to 175 dwellings. No unresolved S106 Agreement issues.	Committee has resolved to grant.	Wyro Homes has secured outline planning permission subject to \$106 approval.	viability issues raised by the applicant.	Large greenfield site. Developer involvement – Wyro Homes has secured outline planning permission subject to 5106 approval (originally 03/04/14 Committee and confirmed 18/09/14) for up to 175 dwellings. No unresolved S106 Agreement issues. Reserved matters application being prepared – condition requires within 12 months. High likelihood of delivery.	38	38	38	38	3 152	23			

25	90		

Shrewsbury	SHREW210,	4	Bowbrook-	Yes - no	Yes -	Yes - major	Planning	Infrastructure	Planning					0					0		0	
	SHREW030,		Radbrook		sustainable	greenfield site	permissions	and land	permissions													
	SHREW094, and								granted for whole area in two parts,													
	SHREW019				site	up area.	with S106	as part of site	with S106													
	(SAMDev)				development guidelines	Sustainable			Agreements signed. Barratt													
					including		Homes	viability	Homes													
							constructing 118 dwellings on land		constructing 118 dwellings on land													
							off Hanwood Road		off Hanwood Road													
							(permission		(permission													
							13/03285/FUL), Bovis and Barratt		13/03285/FUL), Bovis and Barratt													
					through		Homes to construct		Homes to													
					development		425 dwellings on		construct 425													
							land at Bowbrook, off Mytton Oak		dwellings on land at Bowbrook, off													
						issues.	Road (permission		Mytton Oak Road													
							13/03534/OUT and		(permission 13/03534/OUT													
							current application for reserved	·	and current													
							matters		application for													
							14/03844/REM). Construction to		reserved matters 14/03844/REM).													
							commence in 2015		Construction to													
							with build out at 60	0-	commence in													
							70 p.a. in a full year, potentially		2015, with build out at 60-70 p.a. in													
							rising.		a full year,													
									potentially rising.													
Chrowshum	CHREWOOD				Dianniaa	On the order	f Completizes	Nokasura	Edge of setting			- 20										
Shrewsbury	SHREW090	6 NO	Land Oppo: Ellesmere	ite 4.14 No major impediments	Planning application		f Completions forecast - 2017/18	No known viability	Edge of settlement development now	t		38	37	/5							0	
			Drive	to	13/05124/FUL		and 2018/19.	concerns.	with resolved to													
			Ellesmere		recolued to																	
				development.					grant.													
			Road		grant on 26th June 2014 for				grant.													
			Road		grant on 26th				grant.													
			Road Shrewsburg		grant on 26th June 2014 for				grant.													
			Road Shrewsburg		grant on 26th June 2014 for																	
St Martins	STM006	2 No	Road Shrewsbur Shropshire Darjeeling,	tbc Considered a	grant on 26th June 2014 for 75 dwellings	Within the	Historically	Viability issue	s Site suitable for									12	12			
St Martins	STM006	2 No	Road Shrewsbur Shropshire	tbc Considered a	grant on 26th June 2014 for 75 dwellings No fundamental	Within the settlement boundary of	Historically promoted as part of the SHLAA	Viability issue have not beer reviewed in	s Site suitable for									12	12			
St Martins	STM006	2 No	Road Shrewsbur Shropshire Darjeeling,	tbc Considered a longer term	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and	settlement	promoted as part	have not beer	s Site suitable for low density development typically									12	12			
St Martins	STM006	2 No	Road Shrewsbur Shropshire Darjeeling,	tbc Considered a longer term	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a	settlement boundary of	promoted as part of the SHLAA	have not beer reviewed in	s Site suitable for low density development typically comprising a mix									12	12			
St Martins	STM006	2 No	Road Shrewsbur Shropshire Darjeeling,	tbc Considered a longer term	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and	settlement boundary of	promoted as part of the SHLAA	have not beer reviewed in	s Site suitable for low density development typically comprising a mix of semi detached or detached									12	12			
St Martins	STM006	2 No	Road Shrewsbur Shropshire Darjeeling,	tbc Considered a longer term	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA	settlement boundary of	promoted as part of the SHLAA	have not beer reviewed in	s Site suitable for low density development typically comprising a mix of semi detached									12	12			
			Road Shrewsbun Shropshire Darjeeling, School Land	tbc Considered a longer term project.	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site.	settlement boundary of	promoted as part of the SHLAA process.	have not beer reviewed in detail.	s Site suitable for low density development typically comprising a mix of semi detached or detached dwellings.									12	12	8	8	
	STM006 STM007	2 No 2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare	s tbc Considered a longer term project.	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site.	settlement boundary of St. Martins. Within the settlement	promoted as part of the SHLAA process. Historically promoted as part	have not beer reviewed in detail. Viability issue have not beer	 Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. site suitable for low density 									12	12	8	8	
			Road Shrewsbun Shropshire Darjeeling, School Land Ifton Miner	s tbc Considered a longer term project.	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site.	settlement boundary of St. Martins. Within the settlement boundary of	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA	have not beer reviewed in detail. Viability issue have not beer reviewed in	s Site suitable for low density development typically comprising a mix of semi detached dwellings. s Site suitable for low density development									12	12	8	8	
			Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare	s tbc Considered a longer term project.	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site.	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA	have not beer reviewed in detail. Viability issue have not beer	 Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. site suitable for low density 									12	12	8	8	
			Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare	s tbc Considered a longer term project.	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA	have not beer reviewed in detail. Viability issue have not beer reviewed in	 Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. site suitable for low density development typically comprising a mix of semi detached 									12	12	8	8	
			Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare	s tbc Considered a longer term project.	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA	have not beer reviewed in detail. Viability issue have not beer reviewed in	s Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. s Site suitable for low density development typically comprising a mix of semi detached									12	12	8	8	
St Martins	STM007	2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	s tbc Considered a longer term project.	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in	 s Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. s Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. 									12		8	8	
St Martins			Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	s-y- tbc Large site	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage / culture.	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in detail.	 Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. site suitable for low density development typically comprising a mix of semi detached or detached dwellings. s Straightforward 			25	25	50	20	10		12	12	8	8	
St Martins	STM007	2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	tbc Considered a longer term project. 5 tbc Considered a longer term project. 5 γ tbc Large site allocated for	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage / culture.	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in detail. Housing form part of a	 Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. s Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. s Straightforward greenfield site 			25	25	50	20	10		12		8	8	
St Martins	STM007	2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Considered a longer term project. s-Y- tbc Large site allocated for mixed uses, comprising	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage / culture. No fundamental planning issues and	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in detail. Housing form part of a mixed use development	 s Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. s Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. s Straightforward greenfield site with no fundamental 			25	25	50	20	10		12		8	8	
St Martins	STM007	2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Large site allocated for mixed uses, comprising housing and	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage / culture. No fundamental planning issues and Parish Council	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in detail. Housing form part of a mixed use development with various	 s Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. s Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. s Straightforward greenfield site with no fundamental planning issues or 			25	25	50	20	10		12		8	8	
St Martins	STM007	2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Considered a longer term project. s-Y- tbc Large site allocated for mixed uses, comprising	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage / culture. No fundamental planning issues and	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in detail. Housing form part of a mixed use development	 Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. site suitable for low density development typically comprising a mix of semi detached dwellings. s Straightforward greenfield site with no fundamental planning issues or significant 			25	25	50	20	10		12		8	8	
St Martins	STM007	2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Considered a longer term project. s-γ tbc Large site allocated for mixed uses, comprising housing and employment uses; land for community	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage / culture. No fundamental planning issues and Parish Council support.	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in detail. Housing form part of a mixed use development with various land and forecast sales values.	 s Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. s Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. s Straightforward greenfield site with no fundamental planning issues or significant outstanding objections and 			25	25	50	20	10		12		8	8	
St Martins	STM007	2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Considered a longer term project. s-y- tbc Large site allocated for mixed uses, comprising housing and employment uses; land for community recreation and	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage / culture. No fundamental planning issues and Parish Council support.	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in detail. Housing form part of a mixed use development with various land and forecast sales values. Overall	 Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. Straightforward greenfield site with no fundamental planning issues or significant oustanding objections and Parish Council 			25	25	50	20	10		12		8	8	
St Martins	STM007	2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Considered a longer term project. s-γ tbc Large site allocated for mixed uses, comprising housing and employment uses; land for community	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage / culture. No fundamental planning issues and Parish Council support.	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in detail. Housing form part of a mixed use development with various land and forecast sales values. Overall scheme considered	 s Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. s Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. s Straightforward greenfield site with no fundamental planning issues or significant outstanding objections and 			25	25	50	20	10		12		8	8	
St Martins	STM007	2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Large site allocated for mixed uses, comprising housing and employment uses; land for community recreation and sports pitches No	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage / culture. No fundamental planning issues and Parish Council support.	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in detail. Housing form part of a mixed use development with various land and forecast sales values. Overall scheme	 Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. Site suitable for low density development typically comprising a mix of semi detached dwellings. Straightforward greenfield site with no fundamental planning issues or significant outstanding objections and Parish Council support. Likely to 			25	25	50	20	10		12		8	8	
St Martins	STM007	2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Large site allocated for mixed uses, comprising housing and employment uses; land for community recreation and sports pitches No fundamental legal or	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage / culture. No fundamental planning issues and Parish Council support.	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in detail. Housing form part of a mixed use development with various land and forecast sales values. Overall scheme considered	 Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. Site suitable for low density development typically comprising a mix of semi detached dwellings. Straightforward greenfield site with no fundamental planning issues or significant outstanding objections and Parish Council support. Likely to 			25	25	50	20	10		12		8	8	
St Martins	STM007	2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Large site allocated for mixed uses, comprising housing and employment uses; land for community recreation and sports pitches No	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage / culture. No fundamental planning issues and Parish Council support.	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in detail. Housing form part of a mixed use development with various land and forecast sales values. Overall scheme considered	 Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. Site suitable for low density development typically comprising a mix of semi detached dwellings. Straightforward greenfield site with no fundamental planning issues or significant outstanding objections and Parish Council support. Likely to 			25	25	50	20	10		12		8	8	
St Martins	STM007	2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Large site allocated for mixed uses, comprising housing and employment uses; land for community recreation and sports pitches No fundamental legal or physical	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage / culture. No fundamental planning issues and Parish Council support.	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in detail. Housing form part of a mixed use development with various land and forecast sales values. Overall scheme considered	 Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. Site suitable for low density development typically comprising a mix of semi detached dwellings. Straightforward greenfield site with no fundamental planning issues or significant outstanding objections and Parish Council support. Likely to 			25	25	50	20	10		12		8	8	
St Martins	STM007	2 No	Road Shrewsburn Shropshire Darjeeling, School Land Ifton Miner Welfare Institute	s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Considered a longer term project. s tbc Large site allocated for mixed uses, comprising housing and employment uses; land for community recreation and sports pitches No fundamental legal or physical	grant on 26th June 2014 for 75 dwellings No fundamental planning issues and classified as a SHLAA accepted site. Issues outstanding regarding the protection of local heritage / culture. No fundamental planning issues and Parish Council support.	settlement boundary of St. Martins. Within the settlement boundary of St. Martins.	promoted as part of the SHLAA process. Historically promoted as part of the SHLAA process.	have not beer reviewed in detail. Viability issue have not beer reviewed in detail. Housing form part of a mixed use development with various land and forecast sales values. Overall scheme considered	 Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. Site suitable for low density development typically comprising a mix of semi detached dwellings. Straightforward greenfield site with no fundamental planning issues or significant outstanding objections and Parish Council support. Likely to 			25	25	50	20	10		12		8	8	

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s	Stoke Heath	STOK003 sth002	4 Yes	Land at The Club Dutton Close	impediments. b s ti	brownfield site adjacent to existing	Straightforwar d part brownfield site with no fundamental		demolition of former social club building	Straightforward part brownfield site with no fundamental planning issues or						12	13			25			
					a e o	area with existing access off Dutton	planning issues or significant		viability concerns.	significant outstanding objections and													
							outstanding objections and Parish Council support.			Parish Council support. Likely to be delivered but indicated for years													
										1-6 as landowner promotion with no current developer involvement.													
	Tetchill	TET001	4 Yes	Land South of	tbc No Y	Yes -	Greenfield site	Planning	Viability to be	Straightforward		5	5		10								
				Cairndale	impediments. s	straightforwar d site.	on edge of settlement. No	permission for 10 dwellings (14/02437/FUL),	improved by reduced affordable	greenfield site with no fundamental		,	5		10								
							planning issues	with subsequent re- application (14/02611/FUL) to apply reduced	contribution.	planning issues. Parish Council support. Planning permission for 10													
								affordable housing requirement.		dwellings (14/02437/FUL), with subsequent re-application													
										(14/02611/FUL) to apply reduced affordable housing requirement.													
										Likely to be delivered.													
Т	Tilstock	TIL002	4 Yes	North of Christ Church	preferred a access is by a	access of	greenfield site in centre of	application (14/03013/OUT).	Potential access ownership issue - could	Greenfield site in centre of village. Sustainable development. No						6	7			13			
							development. No	for years 6-7 to reflect access ownership constraint.	affect viability.	fundamental planning issues. Outline planning application													
					pending ongoing negotiations.		planning issues.			(14/03013/OUT). Delivery likely but indicated for years 6-7 to reflect													
										access ownership constraint.													
Т	Tilstock	TIL008sd	4 Yes	Land adj. to Russell House	impediments. r	site garage on	greenfield site on eastern	Outline application		Greenfield site on eastern edge of village. Sustainable				6	6	6				6			
					. c b C	community benefit. Parish Council	village. Sustainable development.	validation). Completions forecast towards the end of the first		development. No fundamental planning issues. Outline													
					3		fundamental planning issues.	5 year time period.		application submitted (awaiting													
										validation). Delivery likely but indicated for years S-6 to reflect													
	Welsh	WFTN002	d Ves	Land Adj. St tbc	No Y	fes -	Greenfield site	Actively promoted	No known	market conditions. Greenfield site							0	0					
	Frankton			Andrews Church	impediments. S	Sustainable Development	close to village centre with no fundamental		viability concerns	with no fundamental planning issues or													
							planning issues.			significant outstanding objections and Parish Council													
										support. Likely to be delivered.													

Welshampton	WEL003		Shop, A495	impediments S noted. I s t	Sustainable o location within o settlement boundary.	objections to date.	Actively promoted through SHLAA process. Delivery expected towards the end of the first 5 year tranche. Actively promoted		SAMDev settlement strategy for Welshampton limits sites to a maximum of five dwellings. Due to location			5	5						
			Street		Sustainable	objections to date.	through SHIAA process. Delivery expected towards the end of the first 5 year tranche.	viability concerns	and surrounding character, the site could be suitable for high density development typically comprising a mix of terraced dwellings, town houses or flats.										
	WEM019	2 No		impediments p noted. 2 (permission y granted in July g 2014 r (14/01428/FU (L) s	within the gardens of a nursing home. Other		HCA funding.	Simple development site with no fundamental planning issues.		5		5						
	WEM022b		Wem	relating to public a footpath 1 which is currently being resolved.	planning r application - r 14/01730/FUL	representation made to date.	determined early 2015. Forecast completions 2015/16	will be completed within the grant timeframe 2015 - 2018.	funding and will be completed within the grant timeframe 2015 - 2018.	12			12						
Wem	WEM042		Street, Wem	station p building. a	planning r	representation	determined early 2015. Forecast completions 2015/16	of HCA funding bid 2015-2018 and needs to be	Site forms part of HCA funding bid 2015-2018 and I needs to be completed within this time. HCA funding now secured.	6			6						
Wem	WEM003a	4 Yes	Road	impediments.	Sustainable a Development [r f	adjacent to	Actively promoted	viability concerns	Greenfield site with no fundamental planning issues. Likely to be delivered. Greenfield site with no fundamental planning issues. Likely to be delivered: Current Outline Application (14/02851/OUT) under consideration.		25	25	50	25	25		50		
Wem	WEM012	4 Yes		impediments. t Single H landownership H . v	to measures to a help address I local surface I water r management f issues i s	adjacent to Development Boundary with no	Application	viability concerns	Greenfield site with no fundamental planning issues. Likely to be delivered: Current Outline Application (14/02851/OUT) under consideration.		12	13	25						

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	eston Rhyn				Land south of tbc Brookfields and Aspen Grange	impec Single lando	vnership	istainable d evelopment s F i: s c c S c c s s	d greenfield site with no fundamental olanning ssues or significant outstanding objections and Parish Council support.	Application for 54 dwellings (14/01654/OUT)		Straightforward greenfield site with no fundamental planning issues or significant objections and Parish Council support. Likely to be delivered: Current Outline Application for 54 dwellings (14/01654/OUT) under consideration.			27	27	54						
We	eston Rhyn N	WRN016	4	Yes	Land at the tbc Sawmills	Single	Yes iments. Sus vnership	istainable s evelopment t E r c c F	Brownfield site adjacent to Development Boundary with no significant pustanding objections and Parish Council support	Actively promoted	viability concerns	Brownfield site with no fundamental planning issues or significant outstanding objections and Parish Council support. Likely to be delivered.				10	10	10			10		
Wh	hitchurch \	WHIT013	2		Former tbc Builders Yard, Liverpool Road	develo broad suppo the sit any n applic will n reviev reaso	pment ter y der rted on dev e, but is s w on ation ed to r the is for evious	rms, low b ensity s	This is a brownfield site within thr development boundary.	Historically promoted SHLAA site and recent planning application interest.	Development viabilty may be impacted by the previous use on the site.	The site was promoted to the study for development and a previous application for 14 dwellings has been refused on the site in the past. However, residential development on the site is in principle supported and development at low density (16no dwellings) is suggested as being acceptable.						8	8		16		
Wh	hitchurch	WHIT017	2		Garages on Ubc Wayland Close	furthe analys garag	r dee is of sui uses dev y legal thr nents SHI e in ass	eemed s itable for v evelopment b	The site is situated within the soundary of the settlement.	Historically promoted SHLAA site.	be impacted	Development in this area would be suitable for high density development typically comprising a mix of terraced dwellings, town houses or flats.						5			5		
Delivery rates to be discussed Wh at settlement session. No change in position.		WHIT021 (SAMDev)	2		Off Black Park tbc Road/Alport Road	only p origin forme Plan a which subjec access Welsh issue sewer capac preve comm nt of	art of sus al dev r Local Pla location per was be t to an cor issue. rela Water inc e foul sev age cap ty not Cor	stainable g velopment. c anning t subject to a c ndition c lating to f werage v pacity. Town a puncil i pport. c S	greenfield site on edge of built up area but relatively close to town centre - part of former Local Plan allocation which can be accessed independently off Alport Road.	14/01263/OUT pending decision, to be subject to condition regarding foul sewerage capacity - permits commencement of development pending	upgrade required for complete build out of development.	Sustainable development. Outline planning application 14/01263/OUT to be subject to a condition relating to increasing foul sewerage capacity. Town Council support. Likely to be delivered, but full build out subject to permanent foul sewerage capacity upgrade, so delivery indicated over years 3-8.		20	20	20	60	15	15		30		

	Whitchurch	WHIT034	2	No	Land at Sherrymill Hill	mit issu	od risk ligation a ues need to f resolved. I	No - requires appropriate flood risk mitigation before an application	Site is within the development boundary ofthe settlement.	Historically promoted SHLAA site.	Flood risk mitigation may impact or scheme viability.	The site is within the development boundary and faces no susbtantial constraints to								15			15			
Delivery rates to be discussed	Whitchurch	WHIT009		Yes	Tilstock Road	tbc Yes	. 3	application could be progressed.		Current planning	No viability	delivery, providing that flood risk can be mitigated. Major greenfield	20	35	40	45	125	50	50	50	60	60	270	60 45	105	
at settlement session. No change in position.						land but pro agr pla link dev and S10 Agr Will req but fun legs phy imp to con nt c dev We issu sew cap pre con nt c dev	downers : jointly i imoted and i eeement in i rastructure i eaeto the i eeo provided i ked to the i eeo provided i do complex i do complex i do complex i do complex i eo complex i do complex i do complex i eo complex i do comp	S106 Agreement regarding infrastructure provision including the transfer of land to local sports clubs and Education Authority, and condition relating to increasing foul sewerage capacity . Town Council support.	site on edge of settlement - sustainable development. No fundamental planning issues.	application (13/05077/OUT) by Gladman Developments to be determined imminently to be subject to S106 Agreement regarding infrastructure provision and condition regarding foul sewerage capacity - permits commencement of development perding permanent upgrade by Welsh Water or developper. Marketing commenced October 2014. Reserved matters submission March 2015. and approval July 2015. First completions early 2016. Sales rate of 2 per month over Plan period, with 2 developers on site (4 sales per month).	concerns as infrastructure requirements identified from outset and linked to allocation of site, so reflected in land values.	site on edge of settlement - sustainable development. No fundamental planning issues. Current planning application (13/05077/OUT) by Gladman Developments to be determined imminently. Development subject to 5106 Agreement regarding infrastructure provision including the transfer of land to local sports clubs and Education Authority, and condition relating to increasing foul sewerage capacity. Town Council support. Marketing of site commencing October 2014. Reserved matters submission March 2015 and approval Luby 2015. First														
Delivery rates to be discussed at settlement session. No change in position.		WHIT046		Yes	Land at Mount Farm	fun legg phy imp We issu cap pre con nt c dev	damental : al or (ysical I ediments.) Ish Water I use refoul (verage I venting : nmenceme of of (velopment. :	sustainable development. Planning permission to be subject to a condition relating to increasing foul sewerage capacity. Town Council support.	on edge of town. Sustainable development. No fundamental planning issues.	site. Full planning application 14/01264/FUL pending decision,		development. David Wilson Homes to develop site. Full planning application	10	20	25	25	80	20					20			
Delivery rates to be discussed at settlement session. No change in position.	Whitchurch	WHIT051sd	4	Yes	Land North of Waymills	mix sch to E in a witt dev guir incl pha Cou	as part of eed use eme linked ELR033 and iccordance h site h sit		Yes - greenfield site on edge of town. Sustainable development. No fundamental planning issues.	Promoted site.	No known viability concerns - linkage with employment land to be addressed at application stage	Greenfield site on edge of town. Sustainable development. No fundamental planning issues. Town Council support. Part of mixed use scheme linked to ELR033 with site development guidelines, including phasing, so delivery indicated over years 4-7			15	20	35	15	10				25			

Whitchurch	WHIT002/WHI T004	6	No	Land Opposite Sunnyside Off Wrexham Road Whitchurch Shropshire		No legal or physical impediments to development identified.		On the edge of settlement.	Completions forecast - 2017/18 and 2018/19.	No known viability concerns.	Edge of settlement development now with resolved to grant.			20	20	40				0	
Whitchurch			Yes	Development Land East Of 163 Wrexham Road Whitchurch Shropshire		No major impediments to development identified.	application a 14/00459/OUT resolved to grant on 1st July 2014 for 31 dwellings.	settlement.	Completions forecast - 2016/17 and 2017/18.	concerns.	Edge of settlement development now with resolved to grant.		16	15		31				0	
Whittington	WGN038	2	No	A-Z Engineering LTD	tbc	No legal or physical impediments to development identified.	small scale l development t	he settlement oundary.	Single unit development interest in the recent past. Promoted in the SHLAA. Forecast towards the end of the first 5 year delivery tranche.	yield on the site without compromising development quality.	Site suitable for low density development typically comprising a mix of semi detached or detached dwellings. A single dwelling has now been approved and the original yield of 9 has been reduced to 8 to reflect this.				8	8					
Whittington	WGN001	4	Yes	Land adjacent to Oaklands Drive	tbc	Straightforwar d greenfield site.	fundamental c planning c issues t	lo significant uutstanding ibjections to his suitable ite.	Site sponsor and likely to be delivered towards the end of the first 5 year tranche.	viability concerns.	Straightforward greenfield site with no fundamental planning issues or significant outstanding objections and Parish Council support. Likely to be delivered.				20	20					
Whittington	WGN004	4	Yes	Land to the rear of Hershell House	tbc	Straightforwar d greenfield site with no fundamental planning issues.		lo significant jutstanding jbjections.	Planning application (14/03027/OUT) submitted and under consideration.	viability issues raised at this stage.					2	2					
Whittington	WGN005	4	Yes	Land to South East of School			fundamental o	lo significant uutstanding ibjections.	Planning application (14/03027/OUT) submitted and under consideration.		Straightforward greenfield site with no fundamental planning issues or significant outstanding objections and Parish Council support. Likely to be delivered: outline application for 56 houses on sites WGN004/WGN00 5/WGN021 (14/03027/OUT) submitted and under consideration.				8	8					

Whittington	WGN021	4 Yes	Land adj. to	tbc	Straightforwar	Yes - no	No significant	Planning	No major	Straightforward		1	.0 1	10	20	10	10	6		26			i
-			Big House &		d greenfield		outstanding	application		greenfield site													ļ
			Leefields		site with no		objections.																, j
					fundamental	issues or	-	submitted and		fundamental													ļ
					planning	significant		under	-	planning issues or													ļ
					issues.	outstanding		consideration.		significant													, j
						objections and				outstanding													
						Parish Council				objections and													1
						support.				Parish Council													
										support. Likely to													
										be delivered:													1
										outline application													
										for 56 houses on													1
										sites													
										WGN004/WGN00													
										5/WGN021													
										(14/03027/OUT)													
										submitted and													
										under													
										consideration.													
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 +											 		+	+	_				+				
														4	582					4536		1713	