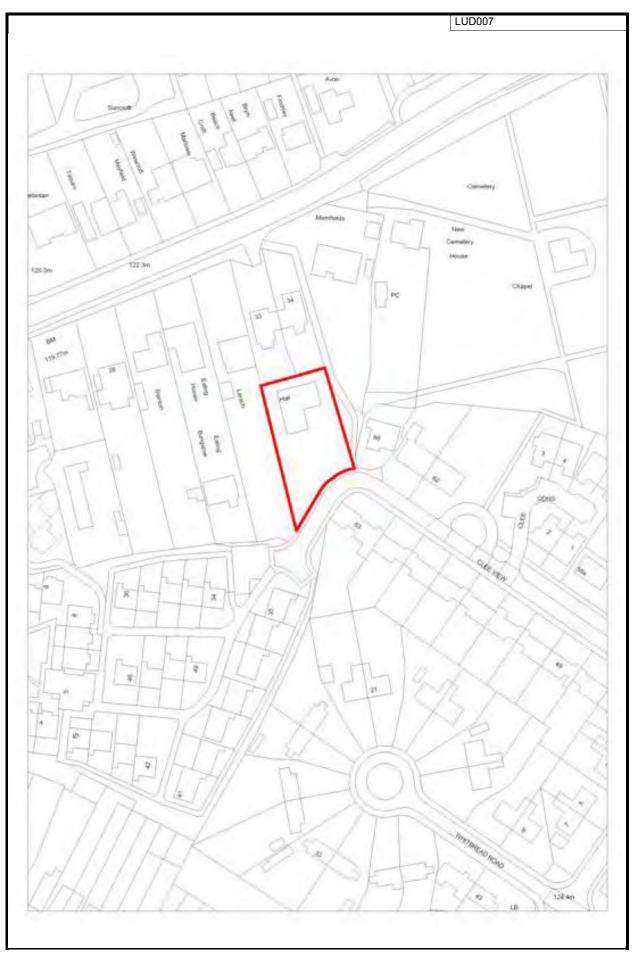
la.	15			<del> </del>			
Site ref	Settlement		Site Area (ha	·			
LUD005	Ludlow	T	0.06	South Shropshire			
Site Address	( 00)	Type of si	te				
21 New Street (NB	<u> </u>	Brownfield					
Current/previous	s landuse		Planning status Pre-application discussion				
Residential	<u> </u>	rie-applicati	ON discussion				
Description of s		Llighor prope		"- Mar Tarress) retaining well			
Narrow access into		nd no on road parking		elle Vue Terrace) - retaining wall. e on site. Surrounding uses are all			
Policy restriction							
	oundaries of a main settlement	identified in the Loca	al Plan where most	development will take place.			
Physical constra	ints						
Suitablility sumr	nary						
development and w or physical limitation	ould contribute to the creation ns that would limit developmer	of sustainable, mixed		he site offers a suitable location for esite has no known policy restrictions			
Availability sum		·· · · · · · · · · · · · · · · · · · ·	:- confidence in the	s site baing available and coming			
forward for develop	ment. There are no legal or ow eloper/ landowner for the purpo	nership problems wh		e site being available and coming elopment here and the site has been			
				busing will be delivered on the site.			
From the informatio complete and sell the		d that the site is ecor	nomically viable and	d the capacity of the developer to			
Conclusion							
The site is consider	ed suitable and has been actively build come forward within the ne			em recently. Therefore, it is thought			
	Fina	I density:	Fin	al suggested yield:			
	· ma		79.95	5.00			



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Site Address The Gospel Hall, Clee View Current/previous landuse place of worship Description of site Level site, hedge to rear and w mature trees.  Policy restrictions Within settlement boundaries o  Physical constraints None.  Suitablility summary The site is considered suitable	Settlement Ludlow		0.10	South Shropshire			
Site Address The Gospel Hall, Clee View Current/previous landuse place of worship Description of site Level site, hedge to rear and w mature trees.  Policy restrictions Within settlement boundaries of  Physical constraints None.  Suitablility summary The site is considered suitable site offers a suitable location for		Brownfield  Planning sta		South Shropshire			
The Gospel Hall, Clee View  Current/previous landuse place of worship  Description of site  Level site, hedge to rear and w mature trees.  Policy restrictions  Within settlement boundaries of the properties of	<u>;</u>	Brownfield  Planning sta					
Current/previous landuse place of worship  Description of site  Level site, hedge to rear and w mature trees.  Policy restrictions  Within settlement boundaries of the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable site of the site is considered suitable site offers a suitable site of the site is considered suitable site offers a suitable site of the site is considered suitable site of the site site site site site site site sit	)	Planning sta					
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Description of site  Level site, hedge to rear and w mature trees.  Policy restrictions Within settlement boundaries of the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a suitable location for the site is considered suitable site offers a sui			Planning status				
Policy restrictions Within settlement boundaries of Physical constraints None.  Suitablility summary The site is considered suitable site offers a suitable location for		Current plannin	g application (pen	iding)			
Policy restrictions Within settlement boundaries of Physical constraints None.  Suitablility summary The site is considered suitable site offers a suitable location for							
Physical constraints None.  Suitablility summary The site is considered suitable site offers a suitable location for	estern boundary, wire reitu	æ to front and ea	st. Public footpat	h runs along eastern boundary. No			
Physical constraints None.  Suitablility summary The site is considered suitable site offers a suitable location for							
Physical constraints None.  Suitablility summary The site is considered suitable site offers a suitable location for	 of a main settlement identif	ied in the Local F	lan where most d	evelopment will take place.			
None.  Suitablility summary  The site is considered suitable site offers a suitable location for							
Suitablility summary The site is considered suitable site offers a suitable location for							
The site is considered suitable site offers a suitable location for							
The site is considered suitable site offers a suitable location for							
Availability summary				inable, mixed communities. The site			
Information gathered for the pu	e are no legal or ownership	p problems which	n could limit develo	site being available and coming opment here and the site has been			
From the information available				using will be delivered on the site.			
	e it is also considered that t			the capacity of the developer to			
Conclusion							
			base date of the	study for use as residential land. This			
	Final dens			ıl suggested yield:			



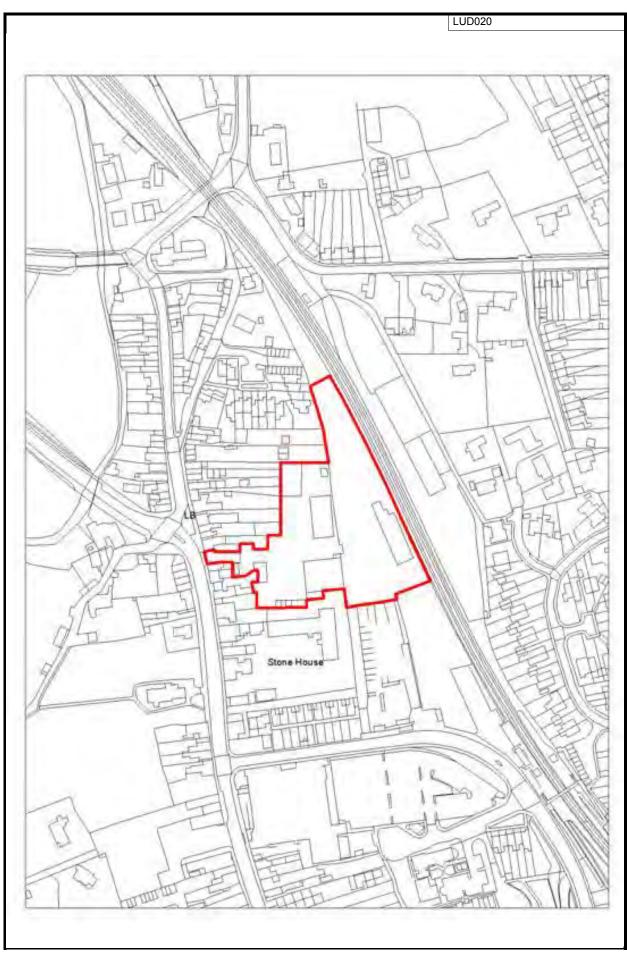
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Site ref	Settlement		Site Area (ha	) Former Local Authority			
LUD008	Ludlow		1.88	South Shropshire			
Site Address		Type of site	)				
Bus depot at Fishmore Road	<u></u>	Brownfield					
Current/previous landu	se	Planning s	Planning status				
ransport		Planning perm	ission not started				
Description of site		·					
Flat site at northern end, inducontamination from fuel storauses all residential, overlook	age tanks and washing	g areas. Site includes		eurrently fenced, possible quarry with steep side. Surrounding			
Policy restrictions			<b>.</b>				
Within settlement boundaries	of a main settlement	identified in the Local	Plan where most o	development will take place.			
Physical constraints	fuel storage topks on	d washing areas					
Possible contamination from	tuel storage tanks and	d wasning areas.					
Suitablility summary				study for use as residential land. Tl			
Availability summary							
	ere are no legal or ow	nership problems which		e site being available and coming lopment here and the site has been			
Achievability summary							
	le it is also considered			using will be delivered on the site. the capacity of the developer to			
Conclusion							
The site is considered suitab	in the next 5 year time			study for use as residential land. The lect the time it may take to develop			
	ı		T				
	Final	density:	50.05	al suggested yield:			



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Site ref	Settlement		Site Area	(ha) Former I	ocal Authority
LUD020	Ludlow			South Shro	
Site Address		Type of site	1.04		
Lloyds of Ludlow Corve Stree	 et	Brownfield			
Current/previous landus		Planning sta	ntus		
mixed employment use.		No planning sta			
Description of site		1			
A flat site in the centre of Lud	low. Formally railway sidings	s then haulage o	ompany depo	ot with coal yard a	nd storage.
Policy restrictions					
Within settlement boundaries Identified in the Local Plan as				ost development v	vill take place.
Physical constraints					
None.					
Suitablility summary					
development and would cont or physical limitations that we would be a second or physical limitations that we would be a second or physical limitations that we would be a second or physical limitations that we would be a second or physical limitations that we would be a second or physical limitations that we would be a second or physical limitations that we would be a second or physical limitations that we would be a second or physical limitations that we would be a second or physical limitations that we would be a second or physical limitations that we would be a second or physical limitations that we would be a second or physical limitations that we would be a second or physical limitations that we would be a second or physical limitations that we would be a second or physical limitation be a second or physic					
Availability is not confirmed be availability in the longer term haulage operation implies litt	. The recent relocation of the	coal yard and b			
From the information availab From the information availab complete and sell the housin	le it is also considered that the				
Conclusion					
The site is considered suitab	le for residential developmen	nt. and is expecte	ed to be avail	able and develop	able in the longer term.
Sice is somewhat					
	Final densi	-	3.78	Final suggeste	a yieia: 35.00



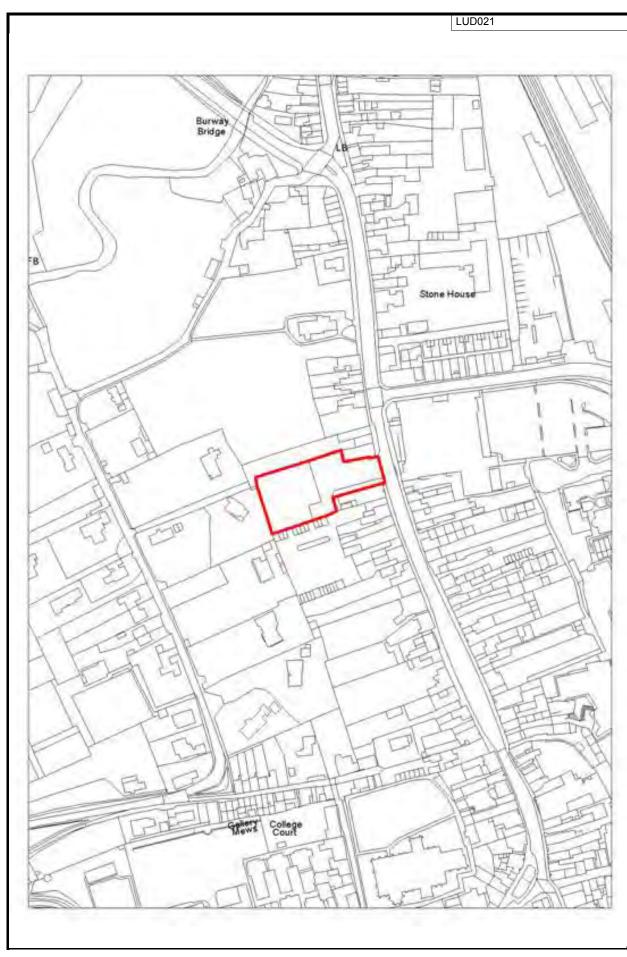
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Site ref	Settlement		Site Area (ha)	Former Local Authority	
LUD021	Ludlow		0.27	South Shropshire	
Site Address		Type of site			
Castle Garage, Corve Street	!	Brownfield			
Current/previous landus	se	Planning status			
etrol sales and motor works		Not Known			
Description of site					
Surrounding uses are resider	en cleared. No mature trees ntial/office/retail and graveyar or residential above along Co	rd. Buildings to i	rear are large detac	ched houses on the Linney, with	
Policy restrictions					
	of a main settlement identificommended mixed residentia			evelopment will take place.	
Physical constraints Fairly parrow access from Co	orve Street close to traffic ligh	nts at Tesco, acc	ess will need to im	pact as little as possible on street	
	ry narrow access lane onto th			, and an possible 4.1 4.1 4.1	
Suitablility summary					
Availability summary					
Information gathered for the forward for development. The		problems which	could limit develo	site being available and coming pment here and the site has been	
Achievability summary					
From the information availab	le it is also considered that the			sing will be delivered on the site. he capacity of the developer to	
Conclusion					
The site is considered suitab to the ready availability and t		ely promoted thr		nd decontamination measures. Dusystem recently, it is thought	

Final density:

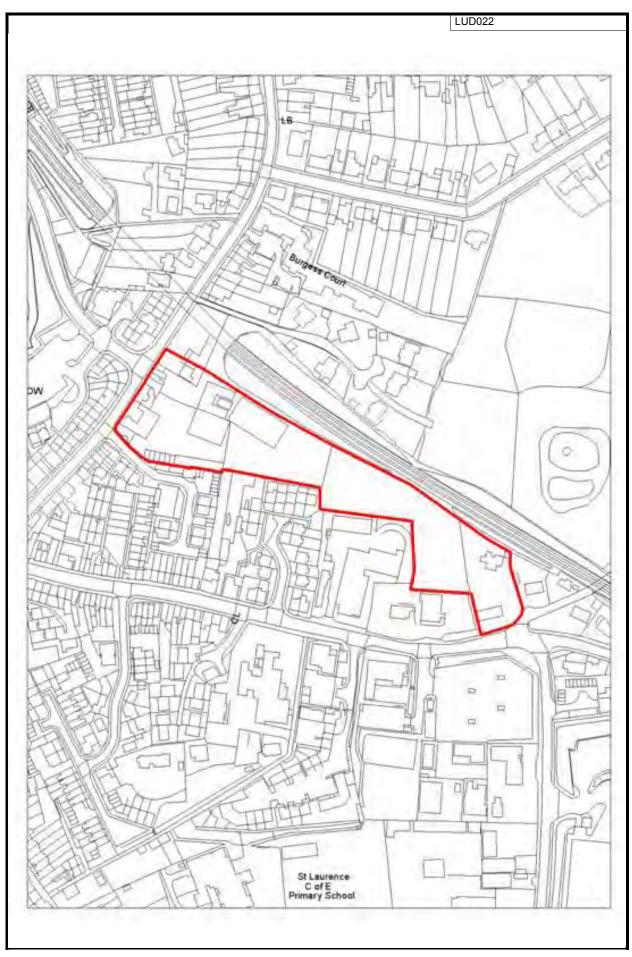
51.23

Final suggested yield:



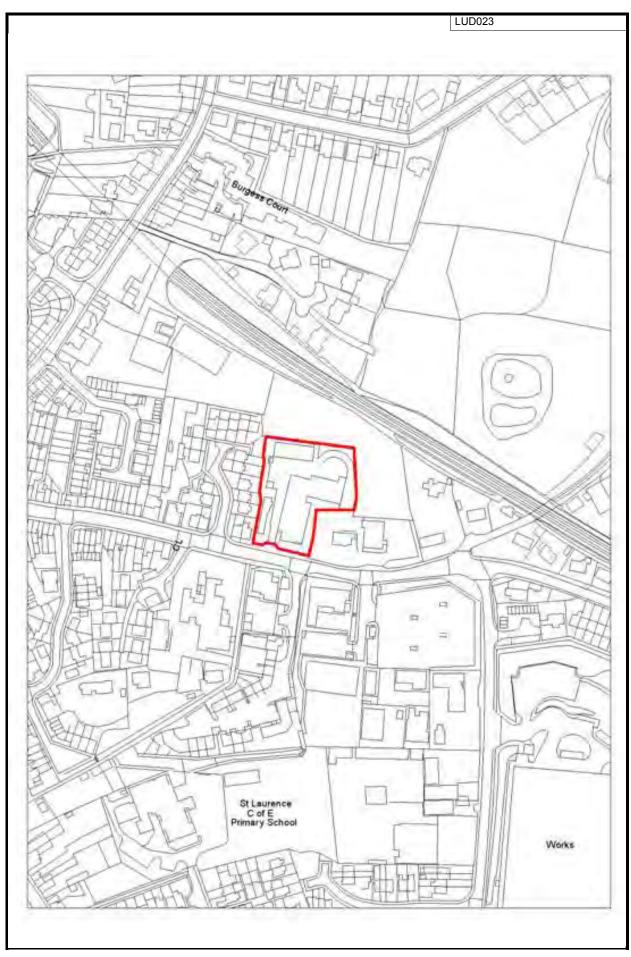
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LUDIO22 Ludlow Type of site  Site Address Prownfield  Current/previous landuse Planning status  Employment land Not Known  Description of site  A narrow sloping site parallel to the railway. The west side of the site contains the substantial buildings. The site na slopes down to the east, this is used as rough storage area, some lorry bodies. Access from both ends possible but some demolition. The site shows signs of recent investment. Screened by wooded railway embankment from north site overlooked by new development.  Policy restrictions  Within settlement boundaries of a main settlement identified in the Local Plan where most development will take pla identified in the Local Plan as suitable for comprehensive redevelopment including employment uses. Development confirms predominate use employment, some housing appropriate.  Physical constraints  None.  Suitability summary  The site is considered suitable for mixed use development. The site offers a suitable location for development and of contribute to the creation of sustainable, mixed communities.  Availability summary  Information gathered for the purposes of this study suggests that there is confidence in the site being available and forward for development. There are no legal or ownership problems which could limit development here and the site promoted by a developer/ landowner for the purposes of this study.  Achievability summary  From the information available, it is considered that there is a reasonable prospect that housing will be delivered on
Morris Button Galdeford  Current/previous landuse mployment land  Description of site A narrow sloping site parallel to the railway. The west side of the site contains the substantial buildings. The site ne slopes down to the east, this is used as rough storage area, some lorry bodies. Access from both ends possible but ome demolition. The site shows signs of recent investment. Screened by wooded railway embankment from north site overlooked by new development.  Policy restrictions  Within settlement boundaries of a main settlement identified in the Local Plan where most development will take pla fentified in the Local Plan as suitable for comprehensive redevelopment including employment uses. Development onfirms predominate use employment, some housing appropriate.  Physical constraints  None.  Suitability summary  The site is considered suitable for mixed use development. The site offers a suitable location for development and vectoribute to the creation of sustainable, mixed communities.  Availability summary  Information gathered for the purposes of this study suggests that there is confidence in the site being available and forward for development. There are no legal or ownership problems which could limit development here and the site promoted by a developer/ landowner for the purposes of this study.  Achievability summary
Planning status  mployment land  Description of site  Not Known  Description of site  Nor who sloping site parallel to the railway. The west side of the site contains the substantial buildings. The site na lopes down to the east, this is used as rough storage area, some lorry bodies. Access from both ends possible but onne demolition. The site shows signs of recent investment. Screened by wooded railway embankment from north ite overlooked by new development.  Policy restrictions  Within settlement boundaries of a main settlement identified in the Local Plan where most development will take pla lentified in the Local Plan where most development will take pla lentified in the Local Plan where most development will take pla lentified in the Local Plan where most development will take pla lentified in the Local Plan where most development will take pla lentified in the Local Plan where most development will take pla lentified in the Local Plan where most development will take pla lentified in the Local Plan where most development will take pla lentified in the Local Plan where most development will take pla lentified in the Local Plan where most development will take pla lentified in the Local Plan where most development will take pla lentified in the Local Plan where most development will take pla lentified in the Local Plan where most development will take plan as suitable for mixed use development. The site offers a suitable location for development and visions.  Physical constraints  Builtability summary  Availability summary  Availability summary  Availability summary  Achievability summary
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forward for development. There are no legal or ownership problems which could limit development here and the site promoted by a developer/ landowner for the purposes of this study.  Achievability summary
From the information available it is also considered that the site is economically viable and the capacity of the deve complete and sell the housing is good.
Conclusion
The site is considered suitable for mixed use development. Given the recent high level of investment in the existing to assume any redevelopment would be medium to long term although parts of the site are underused.
is assume any reaction from the and so modium to long term distribugit parts of the site are undertaced.
Final density: Final suggested yield:



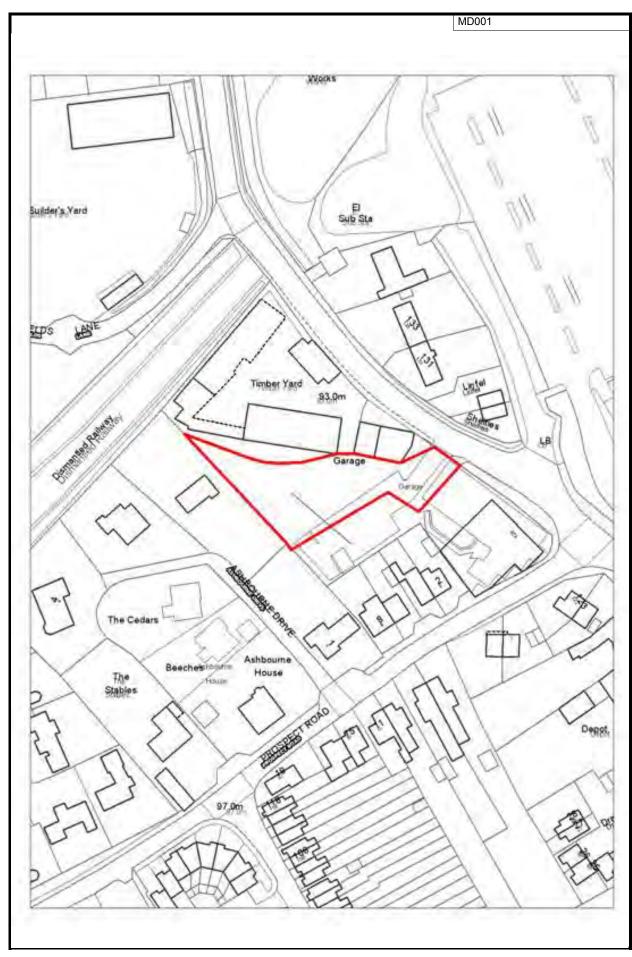
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Site ref	Settlement		Sito Aroa (ha)	Former Local Authority		
LUD023	Ludlow		Site Area (ha)	Former Local Authority South Shropshire		
Site Address	Type of site		·			
BT Lower Galdeford		Brownfield				
Current/previous landus		Planning sta				
employment land		Not Known				
				orey buildings to the north and west. e residential development to the west		
Policy restrictions Within settlement boundaries	of a main settlement identific	ed in the Local F	Plan where most de	evelopment will take place.		
Physical constraints						
None.						
Suitablility summary						
Availability summary						
term. There are no legal or o developer/ landowner for the	ownership problems which co			ely to come forward in the longer site has been promoted by a		
Achievability summary						
	ole it is also considered that the			sing will be delivered on the site.  the capacity of the developer to		
	nsity development. Although t ward in the longer term and th			HCS, we have been informed that e year timeframe.		
	Final dana		Final			
	Final dens		37.92	l suggested yield: 15.00		



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_	_					
Site ref	Settlement	<del></del>	Site Area (ha)	Former Local Authority		
MD001	Market Drayton		0.15	North Shropshire		
Site Address  Land at Cheshire Street		Type of site Brownfield				
			• .			
Current/previous landu		Planning status Planning permission not started				
		Flaming perm	551011 1101 5161104			
	part of build base. Access is The area to the north is used			is low density housing to the south ermission for housing.		
Policy restrictions	Town Main Conv			The state transfer for now		
Within settlement boundaries housing development in the I		ice Village (Loca	al Pian Policy G1), (	one of the principle locations for new		
Physical constraints						
None.						
Suitablility summary The site is suitable for media	····· high density development	nossibly broug	ht forward with the	site to the north. The site offers a		
Availability summary	al limitations that would limit de					
				site being available and coming		
	nere are no legal or ownership undowner for the purposes of th		i could limit aeveiop	pment here and the site has been		
From the information availab				sing will be delivered on the site.		
From the information available complete and sell the housing the housing the following		ne site is econon	nically viable and the	he capacity of the developer to		
Conclusion						
The site is suitable for media				of the site and the fact that it has me forward within the next 5 year		
	Final densi		Final 39.89	suggested yield: 6.00		



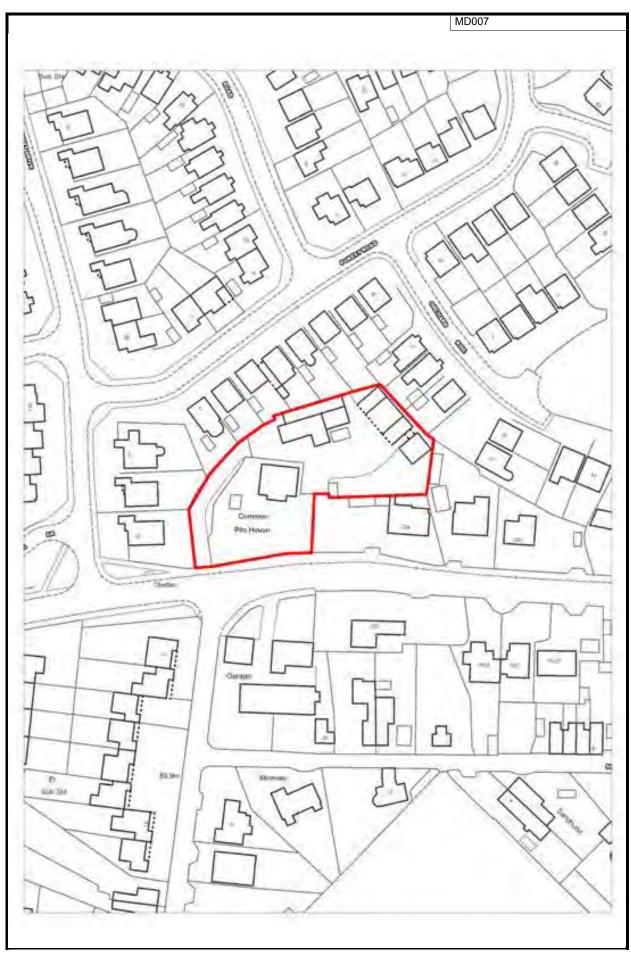
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	T		T	T	
Site ref	Settlement Market Drayton		Site Area (ha)		Local Authority
MD004	Market Drayton	1	0.23	North Shro	pshire
Site Address Haulage yard		Type of site Brownfield			
	• .		• .		
Current/previous land Unknown	use	Planning sta	atus		
Description of site		INOU INTOWN			
This is a small enclosed sit	te currently used as a haulage t. There is no greenery on the s		using area. There is	s good acce	ss close to the main
Policy restrictions					
Within settlement boundari	ies of a Market Town/Main Serv	vice Village (Loca	al Plan Policy G1),	one of the p	rinciple locations for new
housing development in the					•
Physical constraints					
None.					
location for development a restrictions or physical limi	able, the site is considered sui and would contribute to the crea itations that would limit develor	ation of sustainat			
forward for development.	ne purposes of this study sugge There are no legal or ownership landowner for the purposes of	p problems which			
Achievability summar					
	lable, it is considered that there lable it is also considered that t sing is good.				
	table for a small scale housing romoted, it is thought possible t				
	Final dens	sitv.	Final	suggeste	d vield:
	i mai dens	-	51.94	Juggeste	12.00



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Site ref	Settlement		Site Area (ha)	Former Local Authority	
MD007	Market Drayton	<b>_</b> -	0.30	North Shropshire	
Site Address Common Pits Farm	Shrewshury Poad	Type of site  Brownfield			
Current/previous	•	Planning sta			
Inknown	s iaiiuuse	Not Known	atus		
Description of si		1			
	a nouse and garden in a built le dwellings. There is a telegra			the main road which could be used shield the site from the road.	
Policy restriction	ns				
Vithin settlement bo lousing developmen		ain Service Village (Loca	al Plan Policy G1),	one of the principle locations for ne	
Physical constra	ints				
None.					
Suitablility sumr	nary				
Availability sumi	nary				
forward for developr	d for the purposes of this stud ment. There are no legal or ow loper/ landowner through the p	nership problems which	n could limit develo	site being available and coming pment here and the site has been	
Achievability sui	nmary				
	n available it is also considere			sing will be delivered on the site. he capacity of the developer to	
Conclusion					
				nursing home but this could come within the first 5 year timeframe.	
	1=				
	Fina	I density:	Final	suggested yield:	



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Site ref	Settlement		Site Area (ha)	Former Local Authority
MD008	Market Drayton		1.12	North Shropshire
Site Address		Type of site	<u> </u>	1
and adjacent to Kirkı	ridge, Shrewsbury Road	Greenfield		
Current/previous I	anduse	Planning st	atus	
Jnknown		No planning st		
Description of site	<u> </u>			
	eenfield with a caravan locate Surrounding uses include indus			ded by main roads (including the
Policy restrictions		Service Village (Loc	al Plan Policy G1)	one of the principle locations for no
ousing development i		Gervice village (Loc	arriarri olicy Or),	one of the principle locations for the
Physical constrair	nts			
Proximity of industrial	uses.			
Suitablility summa	ary			
constraints. The site of				ct to overcoming environmental the creation of sustainable, mixed
constraints. The site of				
constraints. The site o	could offer a suitable location fo			
constraints. The site of communities.  Availability summan Availability is not conf	ary irmed but the site was in the la	or development and o	could contribute to	
Availability summa Availability is not confavailability in the med	ary irmed but the site was in the latium term.	or development and o	could contribute to	the creation of sustainable, mixed
Availability summa Availability is not confavailability in the med Achievability summa From the information From the information	ary irmed but the site was in the latium term.  mary available, it is considered that available it is also considered to	est Urban Housing Ca	apacity Study and t	the creation of sustainable, mixed
Availability summary Availability is not confavailability in the med Achievability summary From the information From the information	ary irmed but the site was in the latium term.  mary available, it is considered that available it is also considered to	est Urban Housing Ca	apacity Study and t	the creation of sustainable, mixed  there is a reasonable prospect of  sing will be delivered on the site.
Availability summary Availability is not confavailability in the med Achievability summary From the information From the information	ary irmed but the site was in the latium term.  mary available, it is considered that available it is also considered to	est Urban Housing Ca	apacity Study and t	the creation of sustainable, mixed  there is a reasonable prospect of  sing will be delivered on the site.
Availability summand availability in the med availabil	ary irmed but the site was in the latium term.  mary available, it is considered that available it is also considered to	est Urban Housing Ca	apacity Study and t	the creation of sustainable, mixed  there is a reasonable prospect of  sing will be delivered on the site.
Availability summary availability is not confavailability in the med availability in the med availabil	ary irmed but the site was in the latium term.  mary available, it is considered that available it is also considered thousing is good.	ast Urban Housing Ca	apacity Study and to	the creation of sustainable, mixed  here is a reasonable prospect of  sing will be delivered on the site. the capacity of the developer to
Availability summa Availability is not confavailability in the med Achievability sum From the information From the information complete and sell the	ary irmed but the site was in the latium term.  mary available, it is considered that available it is also considered thousing is good.	ast Urban Housing Ca	apacity Study and to	the creation of sustainable, mixed  here is a reasonable prospect of  sing will be delivered on the site. the capacity of the developer to



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Site ref	Settlement		Site Area (I				
MD009	Market Drayton		0.50	North Shropshire			
Site Address		Type of site					
	ss Hays, Shrewsbury Road	Greenfield					
Current/previous  Unknown	anduse	Planning st	Planning status				
		NO planning Si	alus				
Description of site The site is a Greenfiel		ng The site is overgr	own in parts S	Surrounding uses include residential and			
				s a new employment site within the			
Policy restrictions	i						
Nithin settlement bou nousing development		n Service Village (Loc	al Plan Policy (	G1), one of the principle locations for new			
- ,							
Physical constrair		land accombly					
i ne site is in disparati	e ownership and would require	land assembly.					
Suitablility summa	ary						
				petween the development and would contribute to the creation of			
sustainable, mixed co							
Availability summ	OPV						
Availability is not cont		ast Urban Housing C	anacity Study a	nd there is a reasonable prospect of			
availability in the med		ast Orban Housing Co	apacity Study at	nd there is a reasonable prospect of			
Achievability sum							
				housing will be delivered on the site.  nd the capacity of the developer to			
complete and sell the		that the site is coone	imodily viable a	na the dapasity of the developer to			
Conclusion							
	r medium density housing sub	piect to suitable buffe	rs being made h	petween the development and			
current/planned indus	trial uses. Due to the fact that	the site has not beer	promoted thro	ugh this study, but came forward from			
	nsidered likely that although th	ne site is available, it	might not be like	ely to come forward until the second 5			
year time frame.							
	T = -		I				
				المما مييسم مدد يا ييامانا.			
	Final	density:	P6 13	inal suggested yield:			



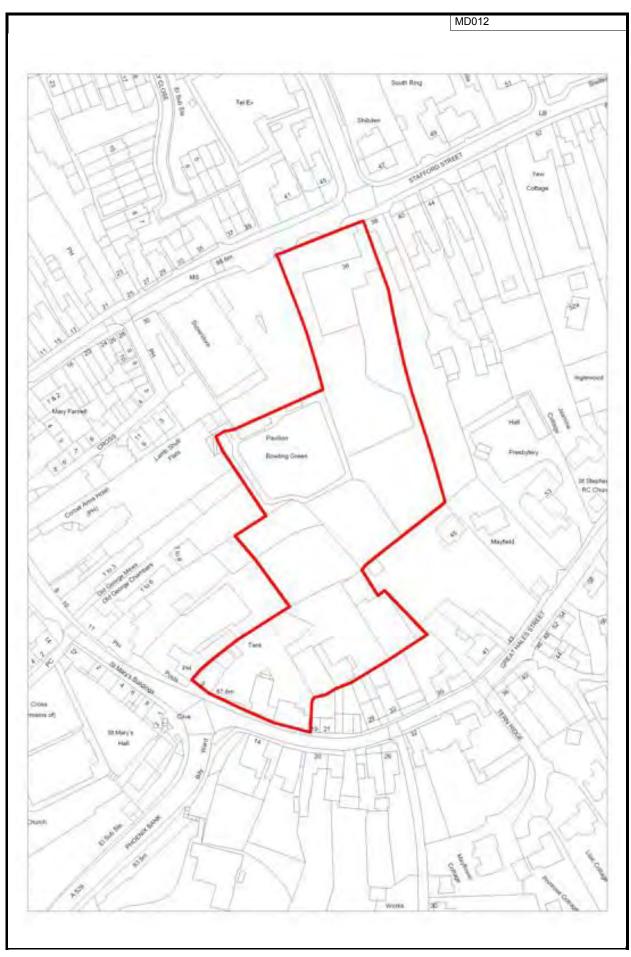
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Site ref	Settlement		Site Area (ha)	
MD010	Market Drayton		1.25	North Shropshire
Site Address		Type of site	e	
Land off Greenfields L		Mixed		
Current/previous la	anduse	Planning s	tatus	
Jnknown  Description of site		Not Known		
The site comprises an and Sons (vehicle repacountryside (proposed of mature trees that rui	area of open Greenfield land ir). Surrounding uses include recreation area in adopted lo	e a dismantled railway ocal plan). There is a y. There is a propose	y line, residential, b pond located to the	currently occupied by PD Stevens uilders yard (MD011), and open west of the site. There are a number along the site boundary. The lane
Policy restrictions				
Within settlement boun nousing development in		in Service Village (Lo	cal Plan Policy G1)	, one of the principle locations for nev
Physical constrain				
There is potential conta	amination from previous uses	S.		
Suitablility summa	ry			
sustainable, mixed cor		a suitable location fo	or development and	. The site comprises two parts which would contribute to the creation of
	mmunities.	a suitable location fo	or development and	
<b>Availability summa</b> Availability is not confi	nmunities.  Iry  rmed but the site was in the			
availability in the medi	nry rmed but the site was in the um term.	last Urban Housing C	apacity Study and	there is a reasonable prospect of
Availability summa Availability is not confi availability in the medi Achievability sumr From the information a	ary rmed but the site was in the um term.  mary available, it is considered tha available it is also considered	last Urban Housing C	apacity Study and	would contribute to the creation of
Availability summa Availability is not confi availability in the medi  Achievability summa From the information a From the information a complete and sell the	ary rmed but the site was in the um term.  mary available, it is considered tha available it is also considered	last Urban Housing C	apacity Study and	there is a reasonable prospect of
Availability summa Availability is not confiavailability in the mediavailability in the mediavailability in the mediavailability in the mediavailability summation after the information accomplete and sell the second the information accomplete and sell the information accomplete accomp	mmunities.  Try  Trmed but the site was in the um term.  The same of the site was in the um term.  The same of the site was in the um term.  The same of the site was in the um term.	last Urban Housing C t there is a reasonabled that the site is econo	e prospect that hour omically viable and to decontamination it is considered like	there is a reasonable prospect of
Availability summa Availability is not confiavailability in the mediavailability in the information accomplete and sell the complete and sell the complete and sell the complete is suitable for the site	mary mary mary mary mary mary mary mary	last Urban Housing C t there is a reasonabled that the site is econo	e prospect that hou omically viable and to decontamination is it is considered like.	there is a reasonable prospect of sing will be delivered on the site. the capacity of the developer to



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MD012	Settlement		Site Area (h	na) Former L	ocal Authority
	Market Drayton		1.16	North Shrop	
Site Address		Type of sit	e		
34 - 36 Stafford St	reet through to High Street	Brownfield			
Current/previou	s landuse	Planning s	tatus		
Inknown		No planning s			
	cant area on the edge of the tow ands site, bowling green (in use				
Policy restriction					
Suiservaliur area	archaeologically sensitive area	•			
Physical constr	aints				
Suitablility sum					
development and voor physical limitation	on available, the site is consider would contribute to the creation on that would limit development being secured through addition	of sustainable, mixed t. The site is suitable	communities. Th	ne site has no kr	nown policy restrictions
		the site was in the la	st UHCS and par	t of the site (34	- 36 Stafford Street) is
	nmary own for the whole site, however rketed by Barbers Commercial.				
Availability is unkn currently being ma  Achievability substraction of the community of the	own for the whole site, however rketed by Barbers Commercial.	multiple ownerships	on rest of site wi	th unknown avai	elivered on the site.
Availability is unknourrently being ma  Achievability su  From the information of the informatic complete and sell in the information of the information of the site has been multiple ownership	own for the whole site, however rketed by Barbers Commercial.  Immary  on available, it is considered that on available it is also considered the housing is good.  the housing is good.	multiple ownerships  at there is a reasonab	on rest of site wi	th unknown avai	elivered on the site. of the developer to
Availability is unknourrently being ma  Achievability su  From the information of the informatic complete and sell in the information of the information of the site has been multiple ownership	own for the whole site, however rketed by Barbers Commercial.  Immary  on available, it is considered that on available it is also considered the housing is good.	multiple ownerships  at there is a reasonab	on rest of site wi	th unknown avai	elivered on the site. of the developer to
Availability is unknourrently being ma  Achievability su  From the information of the informatic complete and sell in the information of the information of the site has been multiple ownership	immary on available, it is considered that on available it is also considered the housing is good.  the subject of several discussion issues. The possible contaminating the site is unlikely to come forward the site is unlikely the site is unlikely the site is unlikely to come forward the site is unlikely t	multiple ownerships  at there is a reasonab	e prospect that homically viable a	th unknown avai	elivered on the site. of the developer to



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Site ref	Settlement			(ha)	Former Local Authority		
MD014	Market Drayton	Site Area (ha) Former Local Authority  0.29 North Shropshire					
	market Drayton				itotat Omoponiio		
Site Address Cricket Club, Betton Road		Type of site					
	Brownfield						
Current/previous landus	Planning sta						
Unknown	Current planning application (pending)						
Description of site							
The site is currently the club house and parking area for Market Drayton Cricket Club. Surrounding uses include residential uses and the Cricket Pitch.							
Policy restrictions							
Physical constraints							
0.11.11111							
Suitablility summary	lo the cite is sensitived at 19	blo for barrir	dovolerer '	T -	site offers a suitable location for		
or physical limitations that we storeys subject to the satisfations and storeys subject to the satisfations.	ould limit development. The si ctory relocation of existing red	ite is suitable fo creational faciliti	r redevelopm	ent for	e has no known policy restrictions medium density housing at 2 / 3		
forward for development. The		problems which			te being available and coming ment here and the site has been		
Achievability summary  From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.							
Conclusion  Due the site having been actively promoted through the planning system recently, it is thought possible this site could come forward within the next few years which would suggest that the site could come forward within the next 5 year time frame.							
	Final densit	-		Final	suggested yield:		
		3	8.15		11.00		



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Site ref	ite ref Settlement			Former Local Authority			
MD016	Market Drayton	Site Area (ha) Former Local Authority  0.08 North Shropshire					
		1					
Site Address     Type of sit       7 - 83 Shropshire Street     Brownfield			9				
Current/previous landus	se	Planning sta					
Unknown		No planning sta	itus				
Description of site							
The site is a precinct of five retail units with residential / commercial units above together and external parking court to the rear. Approximately half of the units (commercial and residential) are vacant. The surrounding uses include residential, retail, office and public house. A high proportion of the retail units fronting the length of Shropshire Street are also currently vacant.							
Policy restrictions							
Folicy restrictions							
Dhysical constraints							
Physical constraints							
Suitablility summary							
	ale the site is considered suit	able for bousing	development The	site offers a suitable location for			
development and would conf	tribute to the creation of susta	ainable, mixed c	ommunities. The s	ite has no known policy restrictions			
				elopment as part of a mixed-use			
scheme, taking in to account	t the conservation area and s	urrounding char	acter.				
A il a la ilita a a como ma a ma							
Availability summary	ever the site was in the last U	100					
Availability is unknown nowe	ever the site was in the last of	103					
Achiovability assesses							
Achievability summary	ale it is considered that there	ie a reasonable	nroenect that have	sing will be delivered on the site.			
				he capacity of the developer to			
complete and sell the housing			•	, ,			
Conclusion							
				m the last UHCS it is considered			
likely that although the site is	s available, it might not be like	ely to come forw	ard until the secon	d 5 year time frame.			
	Fig. 1 days	4	F:	aummantad säalds			
	Final densi	-		suggested yield:			
I		/	6.82	6.00			



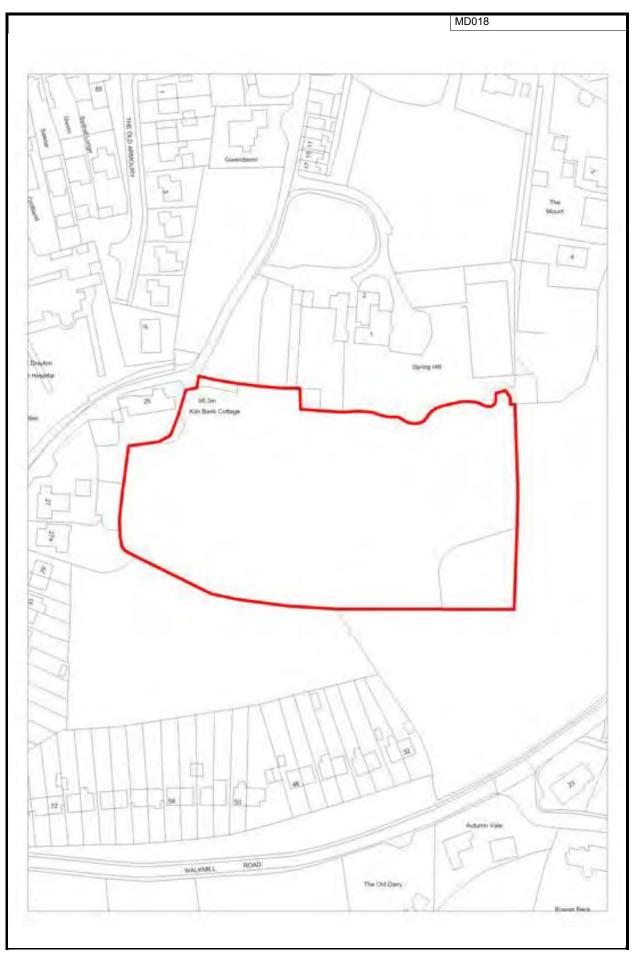
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Site ref	Settlement		Site Area (ha	) Former Local Authority		
MD017	Market Drayton	0.20 North Shropshire				
Site Address	Type of site					
Land adjacent to Gwendaron	ı, Kilnbank Road	Greenfield				
Current/previous landus	se	Planning sta	itus			
Unknown		No planning sta				
Description of site						
The site is Greenfield, triangu	ular in shape and currently u	sed for grazing.	Surrounding use	s are residential and open countryside.		
Policy restrictions						
Physical constraints						
Suitablility summary						
development and would cont or physical limitations that we access.	ribute to the creation of sust	ainable, mixed co	ommunities. The	ne site offers a suitable location for site has no known policy restrictions y housing subject to satisfactory		
Availability summary		1100				
Availability is unknown howe	ver the site was in the last O	HCS.				
Achievability summary						
	le it is also considered that t			using will be delivered on the site. I the capacity of the developer to		
Conclusion						
Due to the fact that the site he likely that although the site is				rom the last UHCS it is considered and 5 year time frame.		
	Final dens	itv-	Ein	al suggested yield:		
	i illai uelis		9.49	ai suggested yield.		



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Site ref	Settlement			Former I	ocal Authority	
MD018	Market Drayton	Site Area (ha) Former Local Authority  1.36 North Shropshire				
	warket Drayton				JOI III C	
Site Address	Type of site					
Land off Kilnbank Road	Greenfield					
Current/previous landus	Planning sta					
Unknown		Pre-application	discussion			
Description of site						
The site is a steeply sloping Greenfield area on the edge of Market Drayton. The site is currently used for grazing. The top of the site forms a plateau which is partly wooded. Surrounding uses include agricultural, grazing and residential. The site is very prominent and the topography of the site it forms a important landscape feature.						
Policy restrictions						
Physical constraints						
Suitablility summary						
development and would cont or physical limitations that we	le, the site is considered suita ribute to the creation of susta ould limit development. The s and design consideration. Ret	inable, mixed co ite is suitable for	mmunities. The medium density	site has no kn 2 storey deve	lown policy restrictions elopment, providing that	
	ver the site was in the last UF	ICS.				
Achievability summary  From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site.  From the information available it is also considered that the site is economically viable and the capacity of the developer to complete and sell the housing is good.						
Conclusion  The site has been actively promoted through the planning system recently, it is thought possible this site could come forward within the next few years which would suggest that the site could come forward within the next 5 year time frame.  Final density:  Final suggested yield:						
		16	5.14		22.00	



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Site ref	Settlement			Site Area	(ha)	Former Local Authority
MD020	Market Drayto	n		0.14		North Shropshire
Site Address	ī		Type of site	I		
Car Sales Area, Salisbury Ro	oad		Brownfield			
Current/previous landus			Planning sta	tue.		
Unknown	se .		Not Known	itus		
			NOT KHOWH			
Description of site						
The site is a former scrap yar	rd, now cleared	and used as o	ar sales area.	Surrounding	uses a	are mainly residential.
Policy restrictions						
Physical constraints						
Suitablility summary						
						site offers a suitable location for
or physical limitations that we						te has no known policy restrictions esidential development
or priyolear infinations that we	odia iliilit devek	opinent. The o	ite io oditable io	i ilicalalii ac	ononly is	esidential development.
Availability summary						
						ite being available and coming
forward for development. The promoted by a developer/ lar				could limit	develop	oment here and the site has been
promoted by a developer lai	idowner for the	purposes or tr	iis study.			
Achievability summary						
	le, it is conside	red that there	is a reasonable	prospect that	at hous	ing will be delivered on the site.
		sidered that th	e site is econon	nically viable	e and th	ne capacity of the developer to
complete and sell the housin	g is good.					
Conclusion				.,		21.01.2
						ible this site could come forward
within the next few years whi	on would sugge	ssi ilidi ilile SITE	could come fol	waru Willin	uie ne	at o year time trame.
		Final densi	hv-		Final	suggested yield:
		i mai uensii	-	F 40	ııııdl	suggested yield:



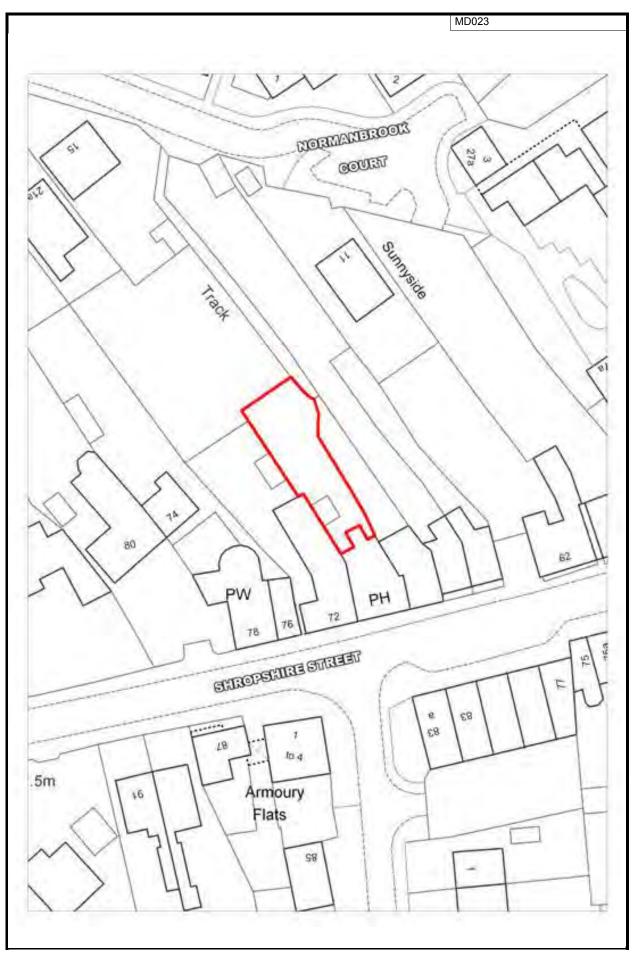
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Site ref	Settlement		Site Area (ha)	Former Local Authority
MD021	Market Drayton		0.46	North Shropshire
Site Address		Type of site		- xF
Land off Pheonix Bank		Brownfield		
			4	
Current/previous landus Unknown	se	Planning sta	tus	
		NOT KHOWH		
Description of site	liabt industrial accoming inc		واستسلم امسم مساطعت	distributor Current discrete
	ight industrial occupiers - inc			s distributor. Surrounding uses that runs thought the site.
Policy restrictions				
Physical constraints				
Suitablility summary				
development and would cont or physical limitations that we	ribute to the creation of susta	inable, mixed co ite is suitable for	ommunities. The si medium to high d	site offers a suitable location for te has no known policy restrictions ensity residential development. d.
Availability summary				
Information gathered for the forward for development. The		problems which		ite being available and coming oment here and the site has been
Achievability summary				
	le it is also considered that the			ing will be delivered on the site. ne capacity of the developer to
Conclusion				
	romoted through the planning ch would suggest that the site			sible this site could come forward xt 5 year time frame.
	Final densi	-	Final	suggested yield: 43.00



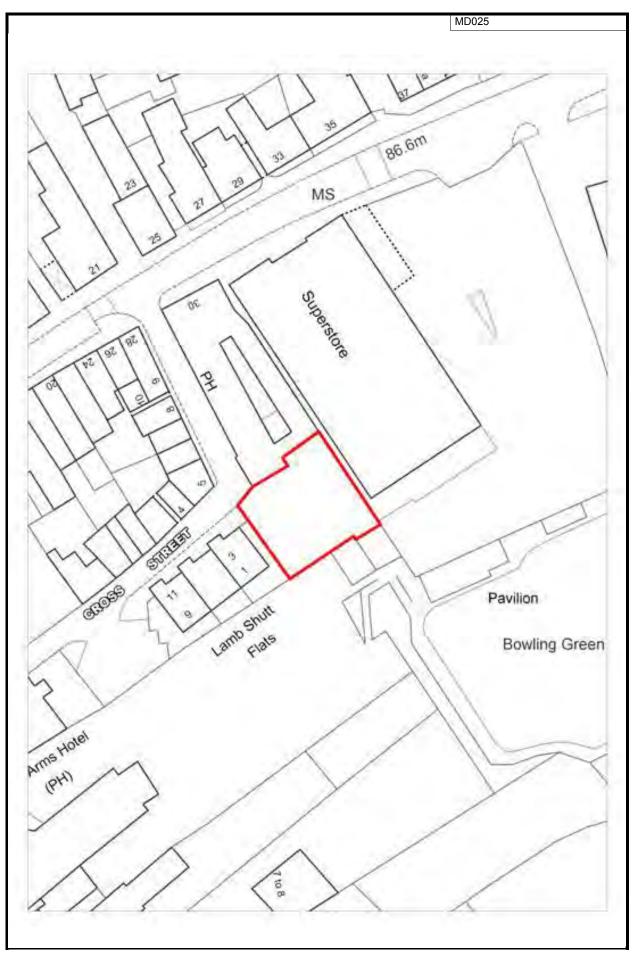
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Site ref	Settlement		Site Area (ha)	Former Local Authority
MD023	Market Drayton		0.02	North Shropshire
		Tyme of -!!		
Site Address	Oh	Type of site		
Land rear of Coach and Hors	·	Brownfield		
Current/previous landus	se	Planning sta	itus	
Unknown		Current plannin	g application (pend	ing)
Description of site				
-	rear of the Coach and Horse	s public house.	The site is within th	e development boundary.
Policy restrictions				
Folicy restrictions				
Physical constraints				
Suitablility summary				
	le, the site is considered suita	able for housing	development. The	site offers a suitable location for
development and would cont	ribute to the creation of susta			te has no known policy restrictions
or physical limitations that we	ould limit development.			
A				
Availability summary		-4- 44 4 !-		the best on a control of the control
				ite being available and coming oment here and the site has been
	ndowner for the purposes of t		codia ilitili develoj	oment here and the site has been
	• •	•		
Achievability summary				
				ing will be delivered on the site.
		ie site is econon	nically viable and th	ne capacity of the developer to
complete and sell the housin	ig is good.			
Conclusion				
				nrough the planning system recently,
	could come forward within the	ne next few year	s which would sugg	gest that the site could come
forward within the next 5 yea	i unit ilailit.			
	<b></b>	4		
	Final densi	-		suggested yield:
		20	1.13	5.00



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014	0.44		0.4	
Site ref	Settlement		Site Area (ha	
MD025	Market Drayton	T	0.03	North Shropshire
Site Address	' 0' 0'-#1 0t1	Type of si	te	
	pian Star, Stafford Street	Brownfield		
Current/previous	alanduse	Planning	status	
Unknown		Not Known		
Description of si				
The site is an irregul	ar snape. There is access throu	igir a car park surro	unded by Shops. Th	ere is a vets to the east of the site.
Policy restriction	IS			
		n Service Village (Lo	cal Plan Policy G1)	, one of the principle locations for new
housing developmen				
Physical constra				
Access could come	through the car park.			
Suitablility sumn	narv			
housing developmen		ation for developme	nt and would contrib	ole, the site is considered suitable for oute to the creation of sustainable, ould limit development.
Availability sumr	marv			
Information gathered forward for developr	d for the purposes of this study	ership problems wh	ich could limit devel	site being available and coming opment here and the site has been
Achievability sur				
	n available it is also considered			using will be delivered on the site. the capacity of the developer to
Conclusion				
The site has permis	sion and is likely to come forwa	rd in the next 5 year	period.	
	F! <sub>sr</sub> =1	donoit:	F:	al augusted violat
1	rinai	density:	192.45	al suggested yield: 6.00



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	Settlement		Site Area (ha)	Former Local Authority
MD028	Market Drayton		1.25	North Shropshire
Site Address		Type of site		
East of Farcroft Mea	idows	Greenfield		
Current/previous	landuse	Planning st	atus	
Jnknown		Not Known		
Description of si	te			
	eid Local Plan allocated site. ack runs to the south of the s			ecreational and open countryside. A e site.
Policy restriction				
nousing developmen		•	al Plan Policy G1),	one of the principle locations for ne
Physical constra None.	ints			
Suitablility summ		ered suitable for housing	g development. The	site offers a suitable location for
or physical initiation	is that would limit developmen	nt.		ite has no known policy restrictions
or physical limitation	s that would limit developme	nt.		ite has no known policy restrictions
		nt.		ne has no known policy restrictions
Availability summer Information gathered forward for development	nary d for the purposes of this stud	ly suggests that there is vnership problems whicl	confidence in the s	site being available and coming pment here and the site has been
Availability sumn Information gathered forward for developn promoted by a devel	nary d for the purposes of this stud nent. There are no legal or ov loper/ landowner through the	ly suggests that there is vnership problems whicl	confidence in the s	site being available and coming
Availability sumn Information gathered forward for develope promoted by a devel Achievability sun From the information From the information	nary d for the purposes of this studenent. There are no legal or ow loper/landowner through the	y suggests that there is vnership problems which planning system recent	confidence in the son could limit develogy.	site being available and coming
Availability summand information gathered forward for development of the variety	nary If for the purposes of this student. There are no legal or owner. There are no legal or owner. I and owner through the navailable, it is considered the navailable it is also considered the housing is good.	y suggests that there is vnership problems which planning system recent at there is a reasonable at there is a reasonable at that the site is econor at th	confidence in the son could limit developly.  Prospect that house mically viable and to through the planning moted through the	site being available and coming pment here and the site has been sing will be delivered on the site.
Availability summand Information gathered forward for developing promoted by a development of the second selection of the seco	nary d for the purposes of this student. There are no legal or owner. Indeed, and the legal or owner, landowner through the navailable, it is considered the navailable it is also considered the housing is good.	y suggests that there is vnership problems which planning system recent at there is a reasonable at there is a reasonable at that the site is econor at th	confidence in the son could limit developly.  Prospect that house mically viable and to through the planning moted through the	site being available and coming pment here and the site has been sing will be delivered on the site. The capacity of the developer to g system recently. Due to the

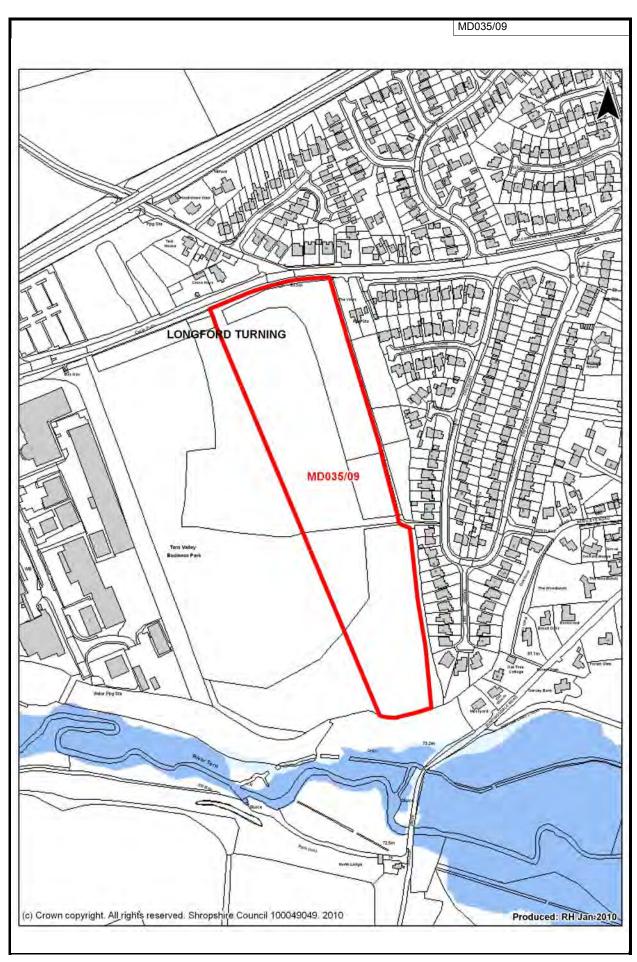
35.96

45.00



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Site ref	Settlement		Site Area (ha	Former Loc	al Authority
MD035/09	Market Drayton		4.20	North Shropsh	
Site Address	l	Type of sit	e	<u>l</u>	
and at Longford Tur	ning	Greenfield			
Current/previous	landuse	Planning s	tatus		
griculture		Allocation (no			
Description of sit Elongated site locate ocated within the De F5). The site is curre he site. There is a s extension to Tern Val his strip of land will h	d to the west of Market Drayto velopment Boundary and is de ently in agricultural use with a trip of land to the west of the s ley Business Park. Once develave an enhance role as a buff ould include provision of a new corner of the site.  S  area	on between Sherwood efined by the North S dense wooded stip could be which as yet is no eloped, the designation for between the busin	I Crescent and Ten propshire Local Pla overing a relatively of developed but ha on as a recreation a press park and the re	n as a Proposed wide strip along soutline planning rea will become esidential area.	Recreation Area the eastern part of g permission for an more important as The development of
Suitablility summ From the information		ad quitable for bousin	a dovolonment Th	.,	de ble le celle de fee
acveropment and wo	uld contribute to the creation of			e site offers a su	litable location for
Availability summ	uld contribute to the creation o			e site offers a su	litable location for
Availability summ Site is being actively Achievability sum	nary promoted	of sustainable, mixed	communities.		
Availability summ Site is being actively  Achievability sum From the information	nary promoted	of sustainable, mixed	communities.		
Availability summ Site is being actively  Achievability sum From the information  Conclusion The site is considere	nary promoted	of sustainable, mixed	communities.	ising will be deliv	vered on the site.
Availability summ Site is being actively  Achievability sum From the information  Conclusion The site is considere	nary promoted  d suitable fro development. Duard within the second 5 year ti	of sustainable, mixed	le prospect that hou	ising will be deliv	vered on the site.



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