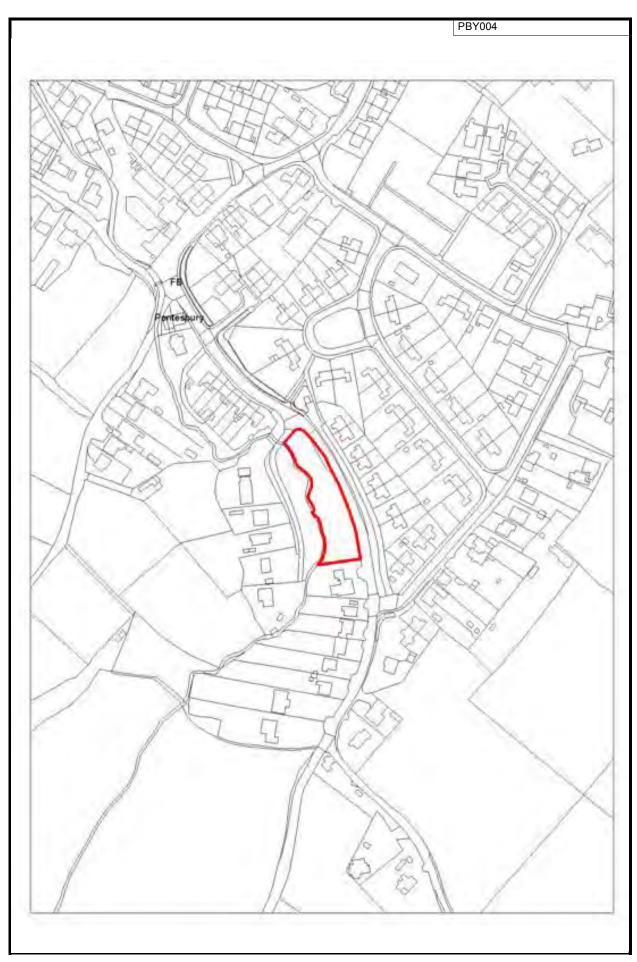
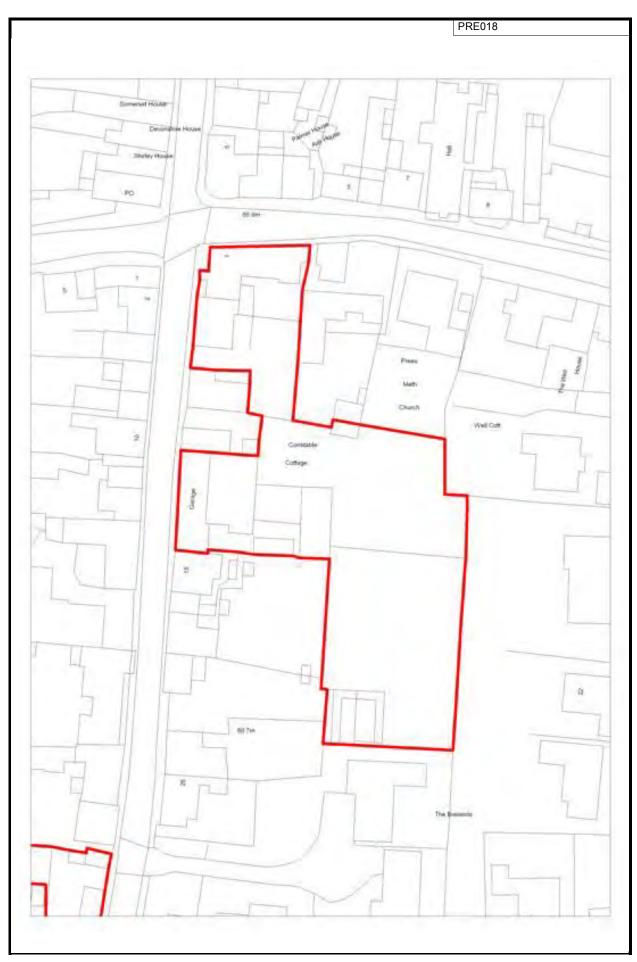
Site ref	Settlement		Site Area (ha)	Former Local Authority		
PBY004	Pontesbury		0.19	Shrewsbury and Atcham		
Site Address	1 Officebury	Time of site		officwasary and Atona		
		Type of site Greenfield				
	luga		24110			
Current/previous land Unknown	Not Known	Planning status				
paddock- it has a fence an	d hedges bordering the site.	The eastern edge	of the site runs alor	ntly used as a grazing field or ngside the river, and a wooded area. ng uses comprise residential.		
Policy restrictions						
-		s (Local Plan Policy	HS3), where reside	ential development is acceptable		
Physical constraints						
None.						
Suitablility summary						
sustainable, mixed commu	inues.					
Availability summary	as surpasses of this study our	agosto that there is	confidence in the	site being evailable and coming		
forward for development.		ship problems which		ite being available and coming pment here and the site has been		
Achievability summar	у					
	able it is also considered that			sing will be delivered on the site. he capacity of the developer to		
Conclusion This site is in a year center	al location and is well alsest	I for dovolance of	Due to feet that the	oite has been actively assessed if		
	al location and is well placed e could come forward within			site has been actively promoted, it		
	Final de	nsitv:	Final	suggested yield:		



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Site ref	Settlement		Site Area (ha)	Former Local Authority		
PRE018	Prees			North Shropshire		
Site Address		Type of site				
Land off Church Street and	Brownfield					
Current/previous landuse		Planning sta				
Unknown Planning permission not started						
Description of site						
This site is a collection of on	ld buildings and back courtyar	rds and parking a	reas in a central loc	cation in Prees.		
Policy restrictions				-		
Within settlement boundarie housing development in the	District.	- '		one of the principle locations for new produce a more up-to-date master		
The site has multiple owners	ship.					
Care and consideration will ensure that any conversion	I need to be given to the histor	oric character of the th local area. The	ne village centre and	part of the site for single dwellings. d the site and surrounding area, to ele location for development and		
Availability summary Availability is not confirmed but the site was in the last Urban Housing Capacity Study and there is a reasonable prospect of availability in the medium term.						
Achievability summary						
From the information availa	able, it is considered that there able it is also considered that t			sing will be delivered on the site. he capacity of the developer to		
Due to the relatively small n		that it has been a	actively promoted th	part of the site for single dwellings. hrough the planning system recently,		
	Final dens	sitv:	Final	suggested yield:		



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_							
Site ref	Settlement		Site Area (ha)	Former Local Authority			
SHI001	Shifnal		0.41	Bridgnorth			
	Site Address Type of site St Peter's Youth Club, Bridgnorth Road Brownfield						
			-4-10				
Current/previous land	use	Planning status Not Known					
Description of site		11011					
This site comprises a comp	munity centre/ youth club with a ne western edge of the settleme			ing. The site is within the settlement ocated.			
Policy restrictions	Oit- building onform		(Dallari DDE) Chife	Little Head on a Man Cattlement			
	es. Community building safeguan locations for new housing dev			nal is identified as a Key Settlement			
Physical constraints							
-							
Suitablility summary				ect to the community building being			
development and would co	rplus to requirements or relocat ontribute to the creation of susta	tainable, mixed o	ommunities.				
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. A licence agreement with a 3rd party is being investigated by the County Council but the site has been promoted by the County Council for the purposes of this study.							
Achiovability summan	.,						
	able, it is considered that there able it is also considered that the			sing will be delivered on the site. he capacity of the developer to			
Conclusion							
The site is suitable for resid				here is no longer a need for such a			
facility. The site has been p	promoted by the owner and cou	uld come forward	d for development i	n the short to medium term.			
	Final densi	sity:	Final	suggested yield:			
			9.27	12.00			



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Site ref SHI003 Site Address Land at Wolverhampton Ro	Settlement Shifnal		Site Area (ha)	Former Local Authority
	Shimai		7.67	Bridgnorth
		Type of site		
	ad	Greenfield		
Current/provious landu			tuo.	
Current/previous landuse Planning status Unknown Allocation (housing)				
		Allocation (nous	sirig)	
which is well defined by a ric up area of the town to the no	dgeline to the south, the Shrorth west. The site adjoins e	rewsbury to Wolve existing housing an	rhampton railway l d land associated	006. The site is part of a larger area ine to the east and the existing built with the primary school. The impact tential to integrate well with the
Policy restrictions				
Allocated site (Policy SHIF1) development in the District.). Shifnal is identified as a K	(ey Settlement (Po	licy H3), one of the	e main locations for new housing
Physical constraints				
There is a large pond to the	north of the site which curr	ently accepts Gree	enfield run off flows	s. The pond discharges into the
Wesley culvert. Grade 2,3a and 3b agricultu	ral land.			
Suitablility summary				
Availability summary				
	nere are no legal or ownersh	nip problems which		site being available and coming opment here and the site has been
Information gathered for the forward for development. The	nere are no legal or ownersh andowner for the purposes o	nip problems which		
Information gathered for the forward for development. The promoted by a developer/la	nere are no legal or ownersh andowner for the purposes o	aip problems which	ocould limit develo	
Information gathered for the forward for development. The promoted by a developer/landary and the second se	nere are no legal or ownersh andowner for the purposes o	aip problems which	ocould limit develo	
Information gathered for the forward for development. The promoted by a developer/landary and the state of the forward for development. The promoted by a developer/landary and the state of the fact that the site possible this site could com	allocation within the adopte	nip problems which this study.	using.	pment here and the site has been
Information gathered for the forward for development. The promoted by a developer/landary and the vability summary and the vability summary and the vability achievable due to a conclusion. Due to the fact that the site	allocation within the adopte	nip problems which this study.	using.	epment here and the site has been



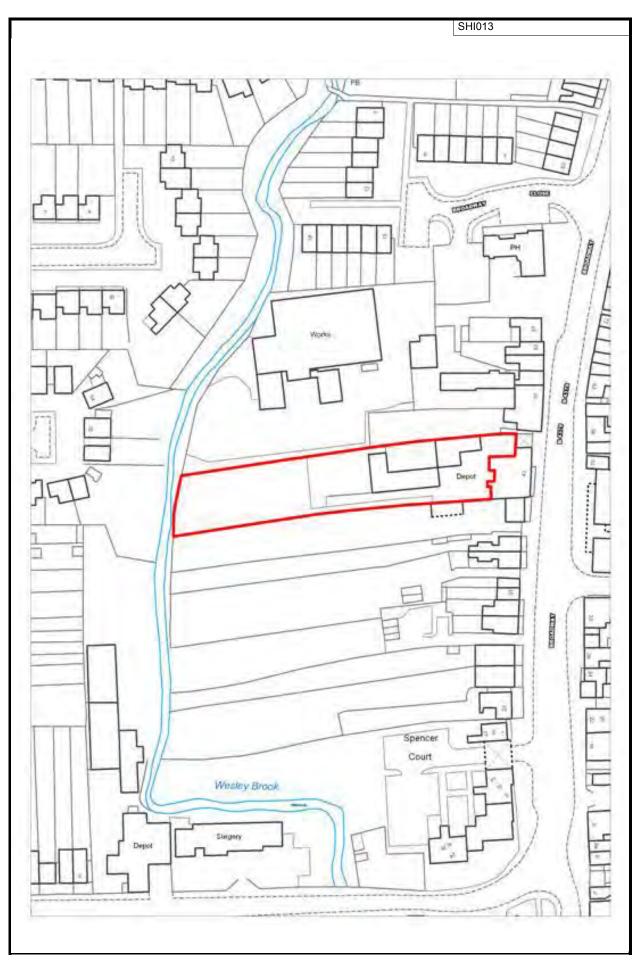
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Site ref	Settlement		Site Area (ha	-	
SHI012	Shifnal		0.11	Bridgnorth	
Site Address		Type of site			
Jaspers, Shrewsbury Road	Brownfield				
Current/previous landu: Inknown	Planning sta	Planning status Not Known			
Description of site		1			
The site is a restaurant, publuses together with some officiant to the rear of the site.	ic house and associated be uses. There are a nu	d car park. The site is umber of mature trees	s surrounded by i s on the site bour	esidential and retail / food and drink dary. Wesley Brook and the viaduct	
The site is in control of David	Poyner Homes, the pro	ospective developer.			
06/0465 – erection of 20 resi 05/0872 – erection of 20 resi					
Policy restrictions Vithin settlement boundaries	Shifnal is identified as	a Key Settlement (P	olicy H3) one of	the main locations for new housing	
levelopment in the District.					
Physical constraints					
Suitablility summary					
				he site offers a suitable location for site has no known policy restrictions	
or physical limitations that w		Sustainable, mixeu c	ommunities. The	site has no known policy restrictions	
Availability summary					
The site has been subject to	a number of schemes f	for development indic	ating that there is	s interest in developing this site	
Achievability summary					
	ale it is considered that	there is a reasonable	prospect that ho	using will be delivered on the site.	
				I the capacity of the developer to	
complete and sell the housir			mouny viable and	tille dapatoly of the developer to	
	3 - 3				
Conclusion					
				ere is developer interest in a schem	
and a well designed scheme	is considered achievab	le in the medium terr	n.		
	Final c	lensity:	Fin	al suggested yield:	
			2 61	10.00	



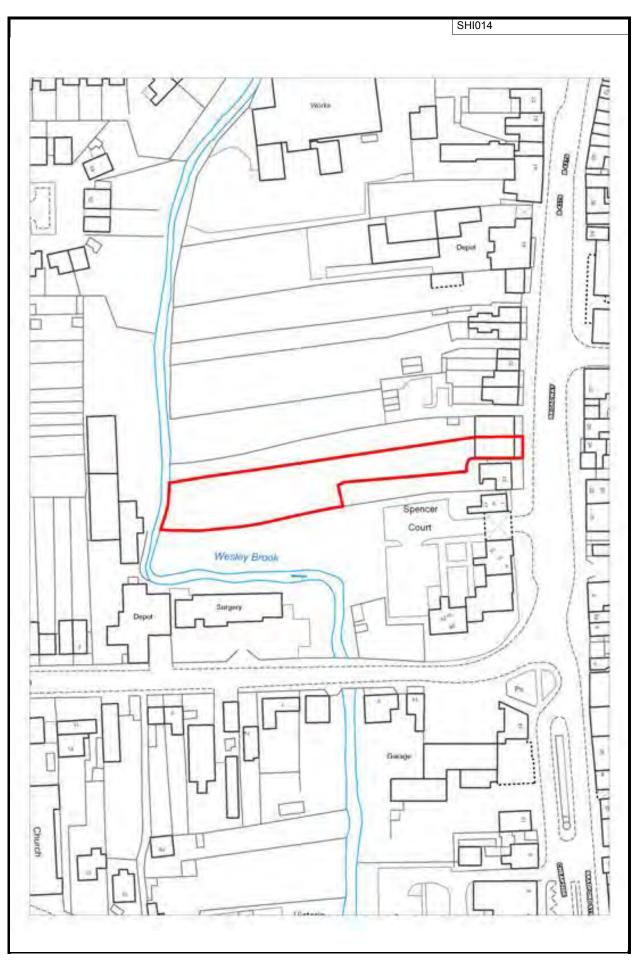
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Shiforal Shiforal D.23 Bridgnorth Shiforal Jorge of site Rear of 43 Broadway Brownfel Current/previous landuse Planning status Inknown Not Known Description of site This site comprises a strip of backland, behind the high street. The site slopes down from the high street to a watercourse and in within the floodplain. The site has a few old buildings on the site which are used as garages/ parking hardstanding. Policy restrictions Within settlement boundaries. Shifnal is identified as a Key Settlement (Policy H3), one of the main locations for new housing evolopment in the District. Within Conservation Area (Policy CN3). Physical constraints Sloping land and within the flood zone. Poor access. Suitability summary From the information available, the site is considered suitable for housing development. The site offers a suitable location for sevelopment and would contibute to the creation of sustainable, mixed communities. The site has does however have known physical limitations in that the site is located on land within the flood zone and this would have to e overcome before the site would be considered suitable. Availability summary Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming orward for development. Achievability summary From the information available, it is considered that if the issues of the flood risk on the site can be solved, then there is a essorable prospect that housing will be delivered on the site. From the information available it is also considered that the site seconomically viable and the capacity of the developer to complete and sell the housing is good.	Site ref	Settlement		Site Area	(ha) Fo	ormer Local Authority
Second	SHI013	Shifnal				-
Brownfield Brownfield Brownfield Brownfield Planning status Not Known Not Kn	Site Address	I	Type of site			
Description of site Displaced processors as strip of backland, behind the high street. The site slopes down from the high street to a watercourse and in which are used as garages/ parking hardstanding. Policy restrictions Writin settlement boundaries. Shifnal is identified as a Key Settlement (Policy H3), one of the main locations for new housing evelopment in the District. Within Conservation Area (Policy CN3). Physical constraints Siloping land and within the flood zone. Poor access. Suitability summary From the information available, the site is considered suitable for housing development. The site offers a suitable location for sevelopment and would contribute to the creation of sustainable, mixed communities. The site has does however have known physical limitations in that the site is located on land within the flood zone and this would have to e overcome before the site would be considered suitable. Availability summary Availability summary Achievability summary Trom the information galmered for the purposes of this study suggests that there is confidence in the site being available and coming owner for development. Achievability summary Conclusion Conclusion Trom the information available, it is considered that if the issues of the flood risk on the site can be solved, then there is a seasonable proper that housing will be delivered on the site. From the information available it is also considered that the site connomically viable and the capacity of the developer to complete and sell the housing is good. Conclusion Final density: Final suggested yield:	Rear of 43 Broadway					
Description of site Displaced processors as strip of backland, behind the high street. The site slopes down from the high street to a watercourse and in which are used as garages/ parking hardstanding. Policy restrictions Writin settlement boundaries. Shifnal is identified as a Key Settlement (Policy H3), one of the main locations for new housing evelopment in the District. Within Conservation Area (Policy CN3). Physical constraints Siloping land and within the flood zone. Poor access. Suitability summary From the information available, the site is considered suitable for housing development. The site offers a suitable location for sevelopment and would contribute to the creation of sustainable, mixed communities. The site has does however have known physical limitations in that the site is located on land within the flood zone and this would have to e overcome before the site would be considered suitable. Availability summary Availability summary Achievability summary Trom the information galmered for the purposes of this study suggests that there is confidence in the site being available and coming owner for development. Achievability summary Conclusion Conclusion Trom the information available, it is considered that if the issues of the flood risk on the site can be solved, then there is a seasonable proper that housing will be delivered on the site. From the information available it is also considered that the site connomically viable and the capacity of the developer to complete and sell the housing is good. Conclusion Final density: Final suggested yield:	Current/previous I	Planning st	Planning status			
Policy restrictions Within self comprises a strip of backland, behind the high street. The site slopes down from the high street to a watercourse and i within the floodplain. The site has a few old buildings on the site which are used as garages/ parking hardstanding. Policy restrictions Within selfement boundaries. Shifnal is identified as a Key Settlement (Policy H3), one of the main locations for new housing evelopment in the District. Within Conservation Area (Policy CN3). Physical constraints is expected and within the flood zone. Physical constraints is expected by the site is considered suitable for housing development. The site offers a suitable location for sevelopment and would contribute to the creation of sustainable, mixed communities. The site has does however have known hysical limitations in that the site is located on land within the flood zone and this would have to e overcome before the site would be considered suitable. Availability summary Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming onward for development. Achievability summary The purposes of this study suggests that there is confidence in the site can be solved, then there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site seconomically viable and the capacity of the developer to complete and sell the housing is good. Conclusion Final density: Final density: Final suggested yield:			4140			
This site comprises a strip of backland, behind the high street. The site slopes down from the high street to a watercourse and in within the floodplain. The site has a few old buildings on the site which are used as garages/ parking hardstanding. Policy restrictions Within settlement boundaries. Shifnal is identified as a Key Settlement (Policy H3), one of the main locations for new housing evelopment in the District. Within Conservation Area (Policy CN3). Physical constraints Rioping land and within the flood zone. Peor access. Suitability summary From the information available, the site is considered suitable for housing development. The site offers a suitable location for sevelopment and would contribute to the creation of sustainable, mixed communities. The site offers a suitable location for sevelopment and would contribute to the creation of sustainable, mixed communities. The site offers a suitable location for sevelopment and would contribute to the creation of sustainable, mixed communities. The site offers a suitable location for sevelopment and would contribute to the creation of sustainable, mixed communities. The site offers a suitable location for sevelopment and would contribute to the creation of sustainable, mixed communities. The site offers a suitable location for sevelopment and would be considered suitable. Availability summary nformation gathered for the purposes of this study suggests that there is confidence in the site being available and coming orward for development. Achievability summary From the information available, it is considered that if the issues of the flood risk on the site can be solved, then there is a easonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is considered suitable for housing development, there is a planning application indicatin hat the site is available and a development is considered suitable for housing development, there is a planning application indicatin hat the si						
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Physical constraints Sloping land and within the flood zone. Poor access. Suitability summary 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 sustainable, mixed communities. The site has does however have known hysical limitations in that the site is located on land within the flood zone and this would have to e overcome before the site would be considered suitable. Availability summary Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming orward for development. Achievability summary From the information available, it is considered that if the issues of the flood risk on the site can be solved, then there is a easonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is considered that the site is considered that the site is available and a development is considered suitable for housing development, there is a planning application indicatin hat the site is available and a development is considered suitable within the short to medium term. Final density: Final suggested yield:	Policy restrictions					
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Suitability summary 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 sustainable, mixed communities. The site has does however have known physical limitations in that the site is located on land within the flood zone and this would have to e overcome before the site would be considered suitable. Availability summary Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming orward for development. Achievability summary From the information available, it is considered that if the issues of the flood risk on the site can be solved, then there is a easonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is considered that the site is considered that the site is some the information available, it is considered that the site is considered suitable for housing development, there is a planning application indicatin that the site is available and a development is considered achievable within the short to medium term. Final density: Final suggested yield:						
The information available, the site is considered suitable for housing development. The site offers a suitable location for levelopment and would contribute to the creation of sustainable, mixed communities. The site has does however have known hysical limitations in that the site is located on land within the flood zone and this would have to e overcome before the site would be considered suitable. Availability summary Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming orward for development. Achievability summary The information available, it is considered that if the issues of the flood risk on the site can be solved, then there is a easonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is conmically viable and the capacity of the developer to complete and sell the housing is good. Conclusion Tom the information available, the site is considered suitable for housing development, there is a planning application indicatin that the site is available and a development is considered achievable within the short to medium term. Final density: Final suggested yield:	Sloping land and withir Poor access.	the flood zone.				
The information available, the site is considered suitable for housing development. The site offers a suitable location for levelopment and would contribute to the creation of sustainable, mixed communities. The site has does however have known hysical limitations in that the site is located on land within the flood zone and this would have to e overcome before the site would be considered suitable. Availability summary Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming orward for development. Achievability summary The information available, it is considered that if the issues of the flood risk on the site can be solved, then there is a easonable prospect that housing will be delivered on the site. From the information available it is also considered that the site is conmically viable and the capacity of the developer to complete and sell the housing is good. Conclusion Tom the information available, the site is considered suitable for housing development, there is a planning application indicatin that the site is available and a development is considered achievable within the short to medium term. Final density: Final suggested yield:	Cuitablility a	m.,				
Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming orward for development. Achievability summary From the information available, it is considered that if the issues of the flood risk on the site can be solved, then there is a easonable prospect that housing will be delivered on the site. From the information available it is also considered that the site economically viable and the capacity of the developer to complete and sell the housing is good. Conclusion From the information available, the site is considered suitable for housing development, there is a planning application indicating that the site is available and a development is considered achievable within the short to medium term. Final density: Final suggested yield:	development and wou physical limitations in	ld contribute to the creation that the site is located on the	n of sustainable, mixed o	ommunities.	The site h	as does however have known
Achievability summary From the information available, it is considered that if the issues of the flood risk on the site can be solved, then there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site reasonable prospect that housing is good. Conclusion From the information available, the site is considered suitable for housing development, there is a planning application indicating that the site is available and a development is considered achievable within the short to medium term. Final density: Final suggested yield:			idy suggests that there is	confidence i	n the site l	neing available and coming
From the information available, it is considered that if the issues of the flood risk on the site can be solved, then there is a reasonable prospect that housing will be delivered on the site. From the information available it is also considered that the site economically viable and the capacity of the developer to complete and sell the housing is good. Conclusion From the information available, the site is considered suitable for housing development, there is a planning application indicating that the site is available and a development is considered achievable within the short to medium term. Final density: Final suggested yield:			ay suggeste that there is	oomidenee ii	THE SILE	oonig available and conning
Conclusion From the information available it is also considered that the site is conomically viable and the capacity of the developer to complete and sell the housing is good. Conclusion From the information available, the site is considered suitable for housing development, there is a planning application indicating that the site is available and a development is considered achievable within the short to medium term. Final density: Final suggested yield:			hat if the issues of the fla	and risk on the	a eito car	he solved than there is a
From the information available, the site is considered suitable for housing development, there is a planning application indicatin hat the site is available and a development is considered achievable within the short to medium term. Final density: Final suggested yield:	reasonable prospect tl	nat housing will be delivere	ed on the site. From the i	nformation av	/ailable it i	
		Fin	al density:		Final su	ggested yield:



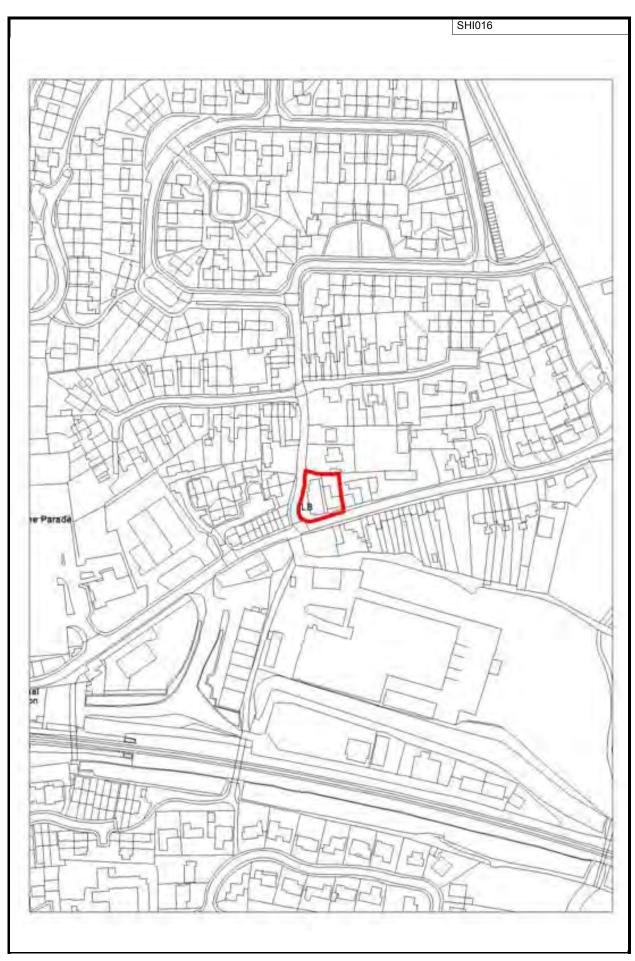
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SHI014	Settlement		Site Area (h	a) Former Local Authority	
	Shifnal		0.16	Bridgnorth	
Site Address		Type of sit	e		
Rear of 27 Broadway					
Current/previous I	Planning	Planning status			
nknown	undusc	No planning s			
Description of site		no pianing c			
his site comprises a				te slopes down from the high street	
Policy restrictions					
Vithin settlement boun levelopment in the Dis		d as a Key Settlement (Policy H3), one c	of the main locations for new housing	
Physical constrain					
Sloping land and withir Poor access.	the flood zone.				
development and wou	available, the site is consided contribute to the creation that the site is located on la	n of sustainable, mixed	communities. Th	The site offers a suitable location for e site has does however have known have to e overcome before the site	
Availability summa	or the purposes of this stud	dy suggests that there	s confidence in t	ne site being available and coming	
forward for developme Achievability sumr From the information a	available, it is considered th			ite can be solved, then there is a	
Achievability sumr From the information a reasonable prospect tl economically viable ar	available, it is considered th	d on the site. From the	information avail	able it is also considered that the site i	
Achievability sumr From the information a easonable prospect the economically viable ar Conclusion From the information a	available, it is considered the housing will be deliverend the capacity of the development of the developmen	ed on the site. From the loper to complete and s	information avail cell the housing is	able it is also considered that the site is good.	
Achievability sumr From the information a reasonable prospect the economically viable are conclusion Conclusion From the information a	available, it is considered the hat housing will be delivered the capacity of the development of the capacity of t	ed on the site. From the loper to complete and s	information avail sell the housing is ag development, to ievable within the	able it is also considered that the site is good.	



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-	<u>, </u>						
Site ref SHI016	Settlement		Site Area (ha)	Former Local Authority			
	Shifnal			Bridgnorth			
Site Address Type of site Shifnal W.M. Club and land at 77 Aston Road Brownfield							
Current/previous land							
Not Known	Not Known	Planning status Not Known					
Description of site							
-				iously in use as an ex-serviceman ment uses.			
Policy restrictions							
Within settlement boundarie development in the District. Physical constraints		a Key Settlement (P	olicy H3), one of the	e main locations for new housing			
None.			_				
Suitablility summary							
	able, the site is considered	suitable for housing	development. The	site offers a suitable location for			
development and would cor or physical limitations that v		sustainable, mixed c	ommunities. The si	te has no known policy restrictions			
Availability summary The site has been subject to proposals for development and this suggests that there is confidence in the site being available and coming forward for development.							
Achievability summary							
From the information availa From the information availa complete and sell the housi	able it is also considered th	here is a reasonable nat the site is econor	prospect that hous nically viable and th	ing will be delivered on the site. ne capacity of the developer to			
Conclusion The site is suitable for rede achievability within the shore		subject to proposals	for development inc	dicating potential availability and			
	Final de	ensity:	Final	suggested yield:			



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