

Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW003	Shrewsbury	0.42	Shrewsbury and Atcham
Site Address		Type of site	
The Hollies, Sutton Road		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
This property was once a residential home for the elderly. The principal building comprises a Victorian house, set within gardens and grounds and has more recently been used as a training centre by SCC. The property is adjacent to a doctors surgery and lies within the urban area. The site has car parking on site.			
Policy restrictions			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).			
Physical constraints			
A number of mature trees exist on site. Desirable to maintain existing building as part of redevelopment proposals.			
Suitability summary			
The site is suitable for a residential scheme involving conversion of existing building together with new build residential development adjoining. 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 no known policy restrictions or physical limitations that would limit development.			
Availability summary			
Information gathered for the purposes of this study suggests that 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 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 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 in this area is good.			
Conclusion			
The site is suitable for a residential scheme involving conversion of existing building together with new build residential development adjoining, with development anticipated within 5 years.			
Final density:		Final suggested yield:	
		42.96	18.00

SHREW003



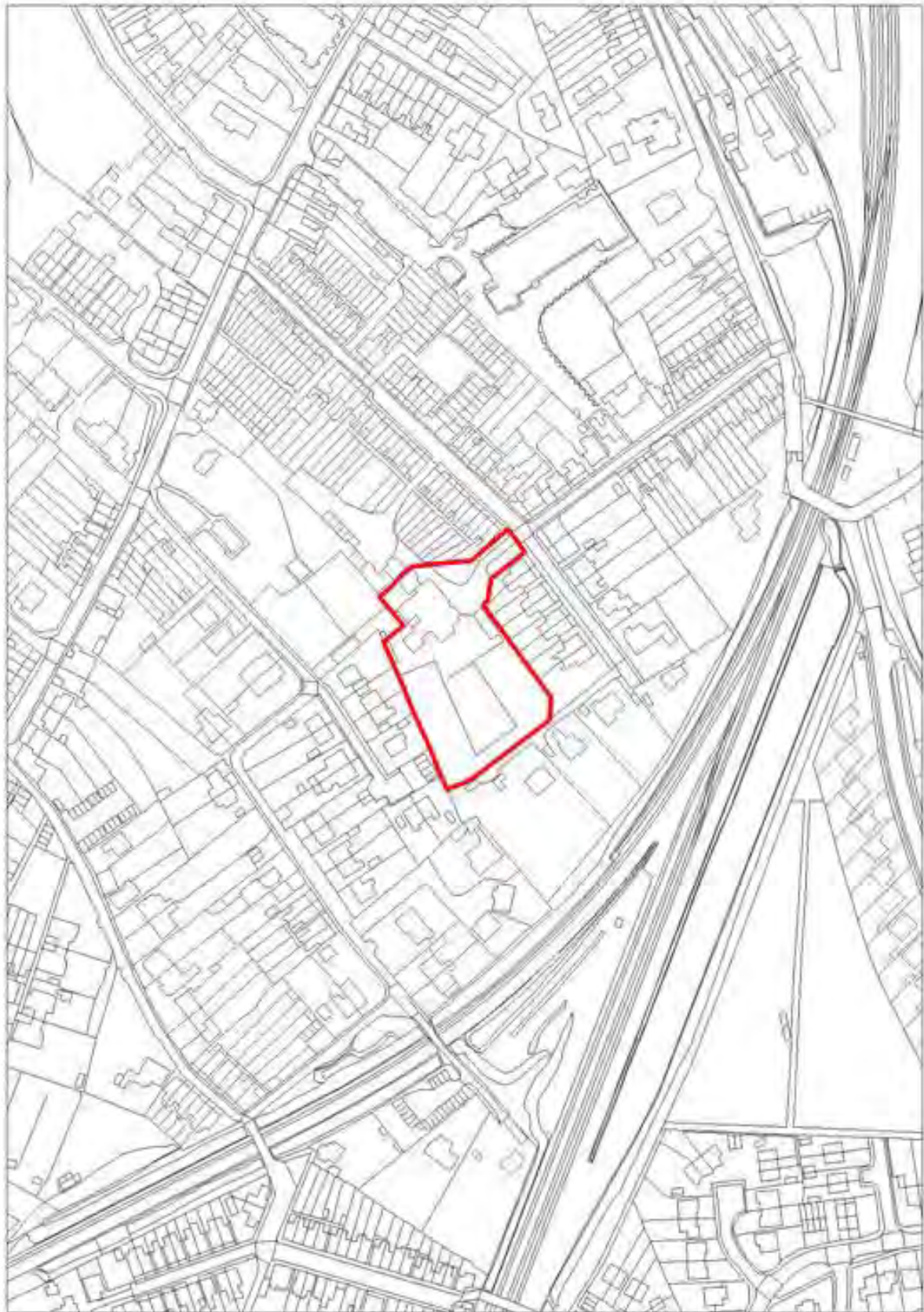
Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW004	Shrewsbury	0.26	Shrewsbury and Atcham
Site Address		Type of site	
St Michaels House, St Michaels Street		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>The site comprises the SCC offices. The site was formerly a Victorian School, and is now used by the Community Services department. There are mixed surrounding uses including 2/3 storey residential, commercial uses, recreational facilities and car parking. There has been new development taking place around the site and all of high density.</p>			
Policy restrictions			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). The site lies within the North Corridor Regeneration Framework. The site is located within a Conservation Area, where development should safeguard and if possible enhance the setting, appearance or character of the area.</p>			
Physical constraints			
Conversion of existing building.			
Suitability summary			
<p>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 no known policy restrictions or physical limitations that would limit development.</p>			
Availability summary			
<p>Information gathered for the purposes of this study suggests that 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 for the purposes of this study.</p>			
Achievability summary			
<p>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 in this area is good.</p>			
Conclusion			
<p>The building is suitable for conversion for residential uses, subject to respecting its heritage value, with development anticipated within 5 years.</p>			
		Final density:	Final suggested yield:
		54.20	14.00

SHREW004



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW006	Shrewsbury	0.46	Shrewsbury and Atcham
Site Address		Type of site	
Besford House, Trinity Street		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
This former children's home is set within grounds and lies within a predominantly high density residential area (flats and terraced housing) of the town and is accessed from Trinity Street. For recent years the building has been used for accommodation for the Children's and Young People department within the SCC.			
Policy restrictions			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).			
Physical constraints			
A number of mature trees exist on site. Desirable to maintain existing building as part of redevelopment proposals.			
Suitability summary			
The site is suitable for a residential scheme involving conversion of existing building together with new build residential development adjoining. 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 no known policy restrictions or physical limitations that would limit development.			
Availability summary			
Information gathered for the purposes of this study suggests that 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 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 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 in this area is good.			
Conclusion			
The site is suitable for a residential scheme involving conversion of existing building together with new build residential development adjoining, with development expected within 5 years.			
		Final density:	Final suggested yield:
		39.40	18.00

SHREW006



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW007	Shrewsbury	0.91	Shrewsbury and Atcham
Site Address		Type of site	
Land at the Elms, Belvidere		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>The site comprises vacant land adjacent to Elms House. There are disused garages on the site, a scout hut and vacant land. The land, together with Elms House and its immediate grounds are a facility joint owned by the Shropshire Primary Care Trust and the SCC. Site consists of land which originally formed part of the grounds to the house, as has been left as other development has occurred around it.</p>			
Policy restrictions			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). Policy INF19 - Retention of Community Facilities. There are plans for the relocation of the scout hut currently on the site is development were to take place. Site is bounded by a public footpath. Impact on adjacent listed building (The Elms).</p>			
Physical constraints			
Mature trees in grounds.			
Suitability summary			
<p>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 no known policy restrictions or physical limitations that would limit development.</p>			
Availability summary			
<p>Information gathered for the purposes of this study suggests that 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 for the purposes of this study.</p>			
Achievability summary			
<p>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 in this area is good.</p>			
Conclusion			
<p>The site is suitable for development, subject to the provision of a new Scout Hut and taking into consideration the mature trees surrounding and the listed building at the Elms. Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame</p>			
Final density:		Final suggested yield:	
16.53		15.00	

SHREW007



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW008	Shrewsbury	0.35	Shrewsbury and Atcham
Site Address		Type of site	
Richmond House, Harlescott		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>The site comprises office and car parking. The site is surrounded by 2 storey residential semi detached dwellings. The site is also in close proximity to a Primary School. The site is situated on the north western fringe of the town and is situated opposite Greenacres School at the end of a cul-de-sac. It is a predominantly high density area. The actual site is a former children's home which has more recently been used for office space for SCC staff. Additionally, some of the attached accommodation is used to support the children's services department in the area, including a nursery and playgroup.</p>			
Policy restrictions			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).</p>			
Physical constraints			
None.			
Suitability summary			
<p>The site is suitable for a medium / high density residential scheme. 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 no known policy restrictions or physical limitations that would limit development.</p>			
Availability summary			
<p><input type="checkbox"/> Information gathered for the purposes of this study suggests that 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 for the purposes of this study.</p>			
Achievability summary			
<p><input type="checkbox"/> 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 in this area is good.</p>			
Conclusion			
<p>The site is suitable for a medium / high density residential scheme subject to suitable access being secured. Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.</p>			
		Final density:	Final suggested yield:
		45.18	16.00

SHREW008



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW009	Shrewsbury	1.49	Shrewsbury and Atcham
Site Address		Type of site	
Radbrook College Complex		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>The site is within the urban area of Shrewsbury to the south of Radbrook Road. The site comprises of a number of uses (office, teaching) and in a number of uses (SCC and College). There are a range of building styles and sizes on the site - two storey pitched roof to single storey flat roof. There are a number of surface car parks with grassed areas and some established trees and planted areas. Land to the south east of the site forms part of a wider area of open space. A new medium density housing development is to the south of this site and further medium density housing can be found the north and east, further college uses are to the west. Access is from a narrow road with no footways off Radbrook Road which serves both the new residential at the rear of the site and college use. The site gently drops down to the south east.</p>			
Policy restrictions			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). South eastern part of the site is currently classed as white land but forms part of an area of open space which adjoins an area of greenspace to the west of Torrin Drive.</p>			
Physical constraints			
None.			
Suitability summary			
<p>Suitable subject to satisfactory access and as part of a comprehensive approach to redevelopment of the larger site. 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.</p>			
Availability summary			
<p>Information gathered for the purposes of this study suggests that 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 for the purposes of this study.</p>			
Achievability summary			
<p>The deliverability of this site is dependant on the relocation of the college. Would expect to see a medium/high density residential development, similar to recent housing development to the south of the site.</p>			
Conclusion			
<p>The site is considered suitable and a comprehensive scheme is preferred for the wider site with suitable access arrangements. The site is anticipated to be developable within 10 years.</p>			
		Final density:	Final suggested yield:
		39.56	59.00

SHREW009



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW010	Shrewsbury	0.39	Shrewsbury and Atcham
Site Address		Type of site	
Shrewsbury Training and Development Centre		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>The site comprises a Teacher Training and Development Centre. The site is surrounded by high density Local Authority estate housing and there is recreation ground to the rear. The site was formerly part of a secondary school but since 1993 has been used as a training centre by the SCC. The site comprises the original Victorian school building. There are parking facilities on site and the site is bounded on the north, south and west by residential properties. The former Monkmoor Girls School building to the south which is Grade 2 listed has now been converted for residential uses.</p>			
Policy restrictions			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).</p>			
Physical constraints			
<p>Desirable to incorporate Victorian school building within proposals.</p>			
Suitability summary			
<p>The site is suitable for a medium / high density residential scheme, considering the impact upon the adjacent listed building. 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 no known policy restrictions or physical limitations that would limit development.</p>			
Availability summary			
<p>Information gathered for the purposes of this study suggests that 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 for the purposes of this study.</p>			
Achievability summary			
<p>The deliverability of this site is dependant on the relocation of the college. Would expect to see a medium/high density residential development, similar to recent housing development to the south of the site.</p>			
Conclusion			
<p>The site is suitable for a medium / high density residential scheme, considering the impact upon the adjacent listed building, and is considered deliverable within 5 years, subject to the relocation of the college.</p>			
		Final density:	Final suggested yield:
		41.47	16.00

SHREW010



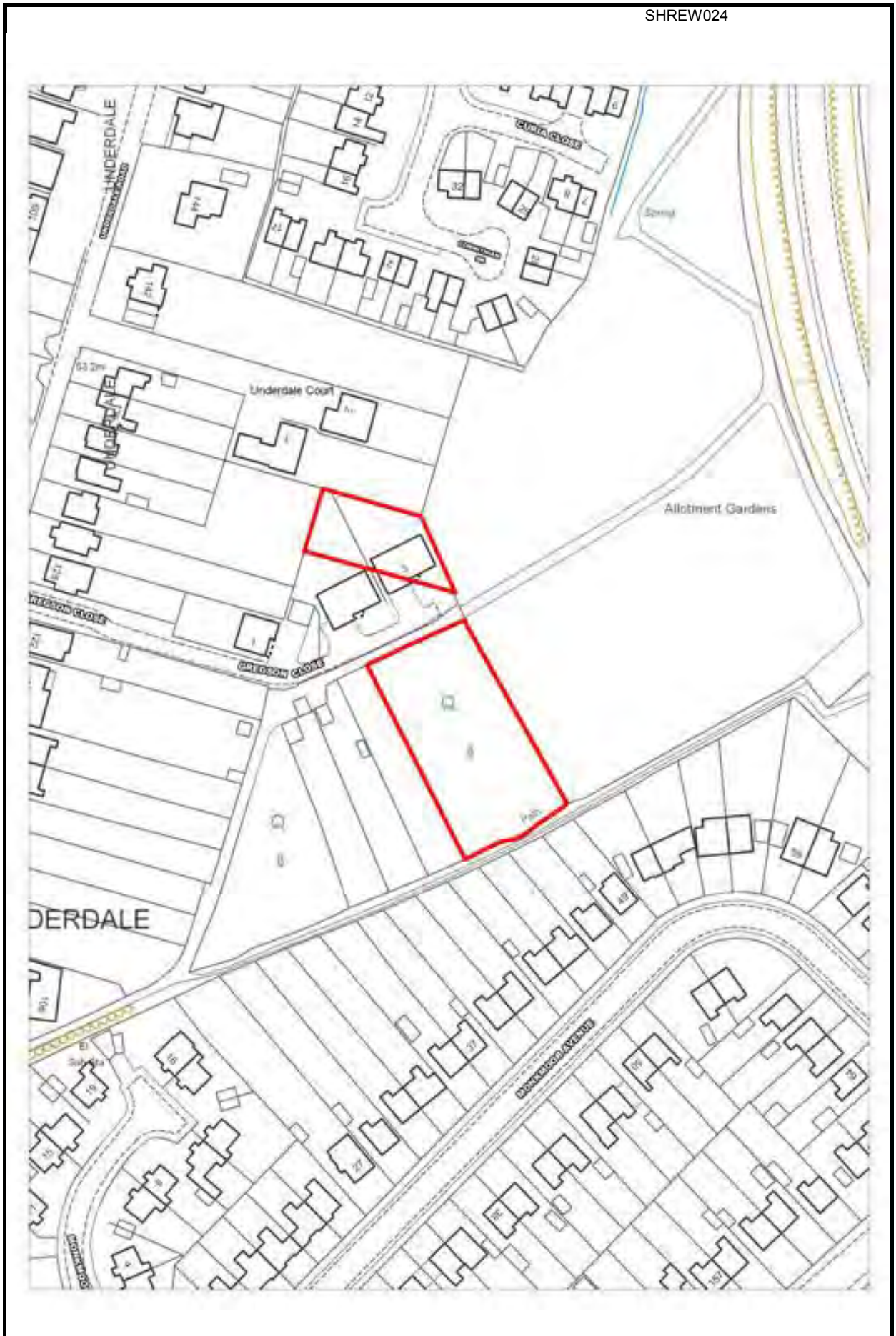
Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW018	Shrewsbury	0.95	Shrewsbury and Atcham
Site Address		Type of site	
Land off Oak Street Head		Greenfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>This site is a large green field, which curves around to include a narrow strip which banks along the road and the railway line. There are a number of small buildings on the site which are in a state of disrepair. The site is surrounded on all but one side by existing residential units (2 storeys). The Cemetery also lies to the west of the site.</p>			
Policy restrictions			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). The site is considered as a reservation for further cemetery uses and policy test INF19 protection of community facilities should be applied.</p>			
Physical constraints			
There are a number of mature trees on-site.			
Suitability summary			
The site is suitable to medium density redevelopment, subject to the site no longer being required for cemetery expansion.			
Availability summary			
Information gathered for the purposes of this study suggests that 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 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 the site as the site is suitable and development is being actively promoted.			
Conclusion			
The site is suitable for medium density redevelopment, subject to the site no longer being required for cemetery expansion.			
Final density:		Final suggested yield:	
26.35		25.00	

SHREW018



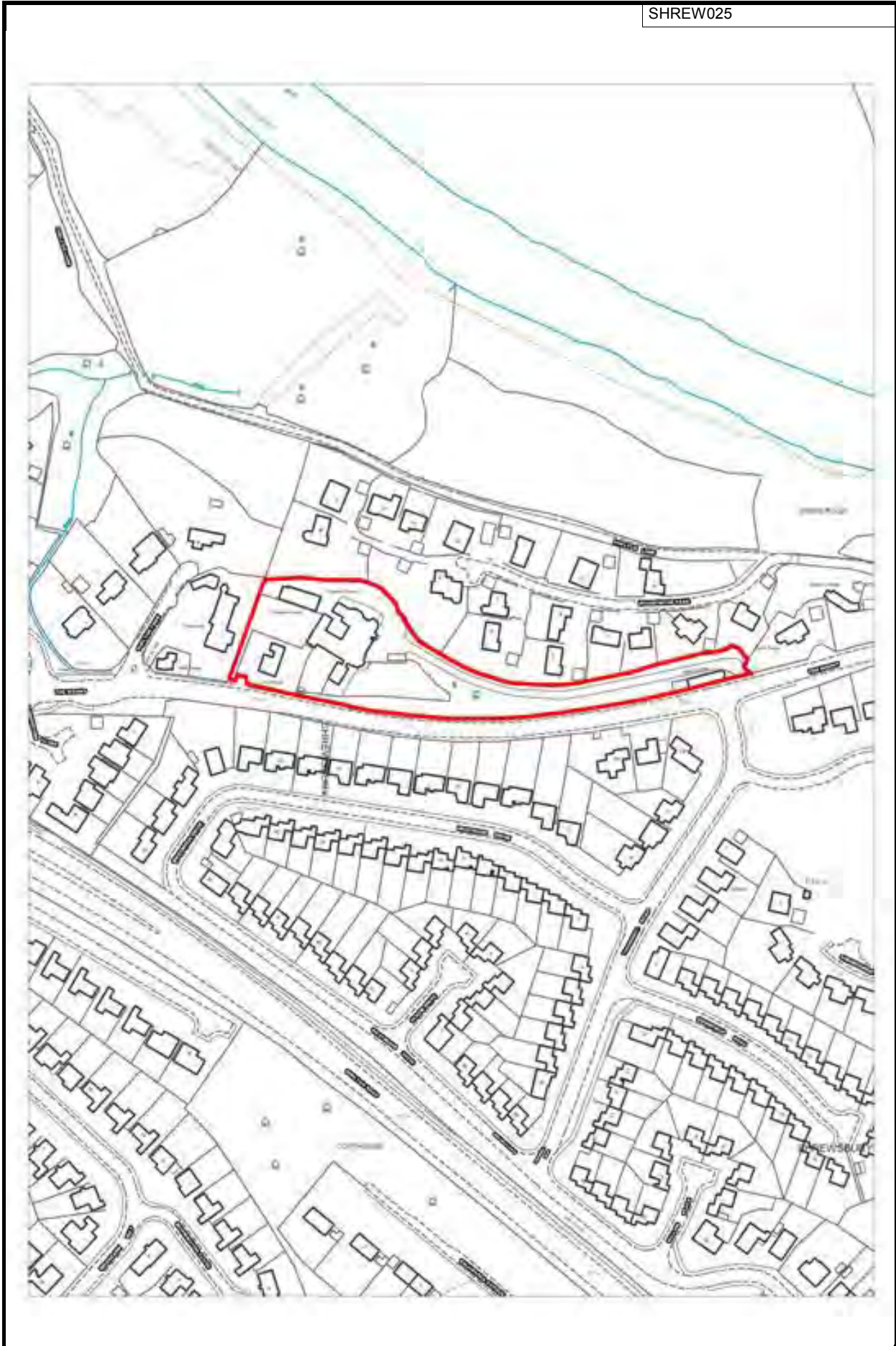
Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW024	Shrewsbury	0.17	Shrewsbury and Atcham
Site Address		Type of site	
Land off Underdale Road		Greenfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>This site is within the urban area of Shrewsbury and comprises of an area of scrubland.. The site adjoins well used allotments to the north east and low - medium housing to the east. The woodland is accessed via a narrow footpath off Underdale Road. Possible limited access could be gained via Gregson Close off Underdale Road. The site is a small Greenfield site within the settlement boundary which adjoins SHREW026/190/116.</p>			
Policy restrictions			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). Greenspace designation(LNC4).</p>			
Physical constraints			
None.			
Suitability summary			
<p>Potentially suitable subject to satisfactory access and greenspace issues however there maybe scope for allotments to be extended into this site which would restrict this suitability. 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. .</p>			
Availability summary			
<p>This site is being promoted by Kembertons. Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next few years, however, the issues surrounding the greenspace allocation could delay implementation, which would suggest that the site could come forward within the next 10 year time frame.</p>			
Achievability summary			
<p>TThe housing market in Shrewsbury is strong and demand is also very high; therefore housing in this location would be considered achievable.</p>			
Conclusion			
<p>Site suitable for low density development typically comprising a mix of semi detached or detached dwelling, subject to the requirements of policy LNC4 being met and delivered within 10 years.</p>			
		Final density:	Final suggested yield:
		28.82	5.00

SHREW024



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW025	Shrewsbury	0.71	Shrewsbury and Atcham
Site Address		Type of site	
Gordana House, The Mount		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>The site is within the urban area of Shrewsbury, it is surrounded by established trees and vegetation with a high hedge bordering the road. The site is currently occupied by a large and attractive property and two other residential dwellings. There is low density residential development to the east, north and west and a road with a 40mph speed limit on the south side. The road is on a bus route. Topography and access are key issues as the access is poor and the site is raised above both road and neighbouring properties. Any development would be screened by the tree lines, but also would be affected by loss of daylight.</p>			
Policy restrictions			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).</p>			
Physical constraints			
<p>The majority of the trees on the southern boundary of the site are protected by TPO's, as are several other trees on the site.</p>			
Suitability summary			
<p>Limited potential for new development except replacement or redevelopment of existing dwellings. 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 no known policy restrictions or physical limitations that would limit development.</p>			
Availability summary			
<p>This site is being promoted by Morris Property who are seeking approx 10 units on the site. Information gathered for the purposes of this study suggests, therefore, that 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 for the purposes of this study.</p>			
Achievability summary			
<p>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 in this area is good. The site is situated in an area with a strong housing market.</p>			
Conclusion			
<p>Limited potential for new development except replacement or redevelopment of existing dwellings. Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.</p>			
		Final density:	Final suggested yield:
		7.08	5.00

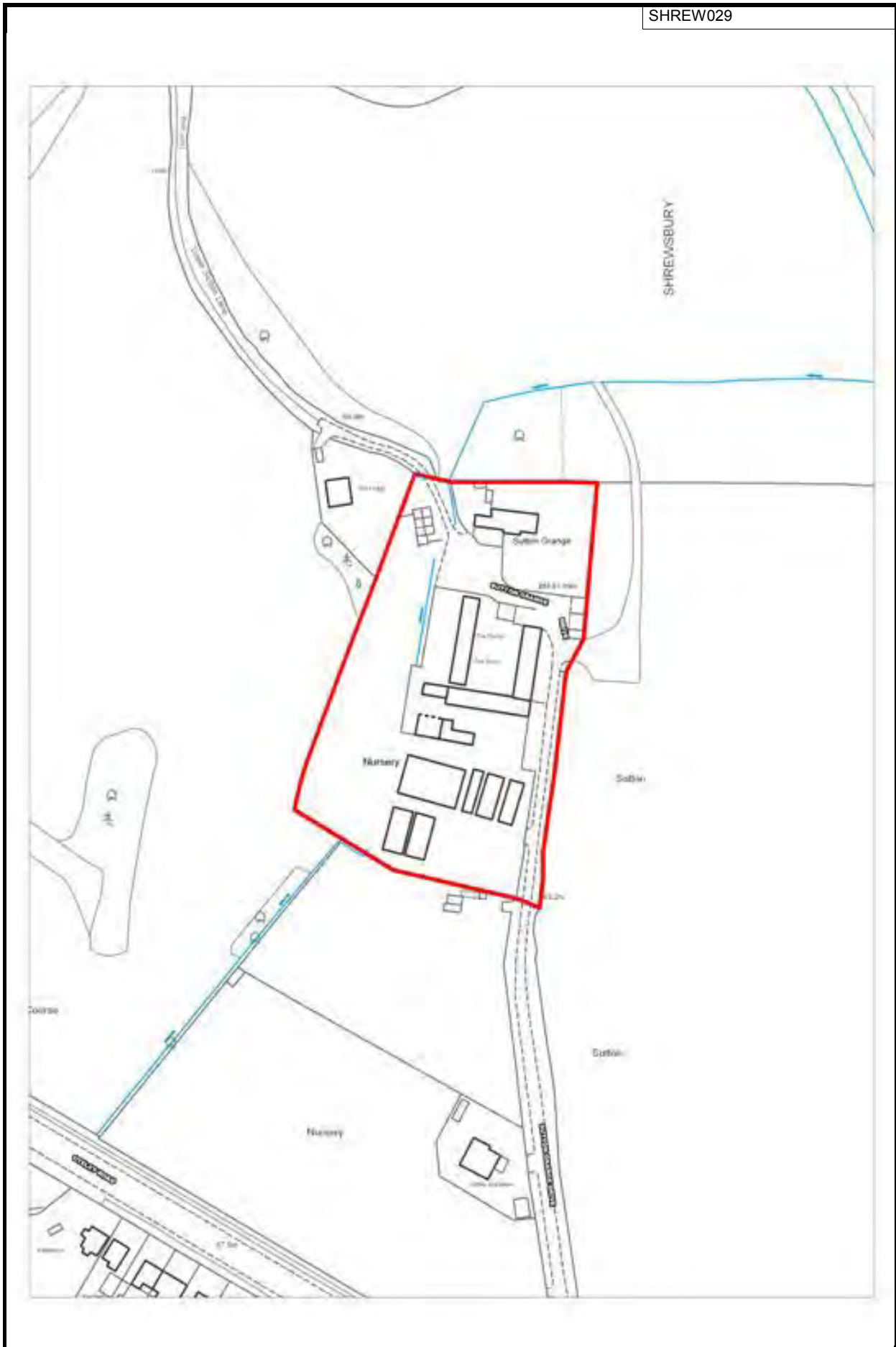
SHREW025



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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW029	Shrewsbury	1.11	Shrewsbury and Atcham
Site Address		Type of site	
Sutton Grange Nurseries		Mixed	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>Site includes two existing dwellings - Sutton Grange and a conversion of an outbuilding. Also includes a steel framed agricultural building on the site's eastern edge. The glasshouses that occupy the southern half of the site are in a state of disrepair. (NB. Disused glasshouses count as Greenfield due to previous agricultural use.) Neighbouring uses - golf course, nursery and arable land. It's a sloping site with some mature trees. Site is on southern edge of Shrewsbury off Oteley Road. Traffic issues off Oteley Road.</p>			
Policy restrictions			
<p>Site is LNC4 under adopted Local Plan and part of the Radbrook Green Corridor. It is within the development boundary. Flood risk area to the north of the site, SFRA Level 2. It is currently identified as greenspace within the adopted Local Plan.</p>			
Physical constraints			
<p>The site is only likely to be intensively developed if the adjoining sites come forward for development - the nursery site to the east. Identified as high/medium landscape sensitivity, medium capacity for housing. Faber Maunsell Transport Study states possible residential development.</p>			
Suitability summary			
<p>No show stoppers at this early stage. NB Links to land around and need to conserve green corridor/ river valley. Shrewsbury is a major settlement and as such has a good range of facilities and services associated with a town centre of its size</p>			
Availability summary			
<p>The lower half of the site is being promoted by Hockenalls as part of a wider site to the south and east. Due to the infrastructure layout, the town of Shrewsbury is very accessible from all sides and has good rail and public transport links. The housing market in Shrewsbury is strong and demand is also very high; therefore housing in this location would be considered achievable.</p>			
Achievability summary			
<p>The site is currently being promoted on behalf on the landowners. The site is situated in an area with a strong housing market. It is assumed that the land is uncontaminated due to its longstanding use as a plant nursery. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development. This site is classified as being of 'high/medium' landscape sensitivity, and proposals for development should consider this.</p>			
Conclusion			
<p>This site is considered suitable for potential future development subject to further landscape assessment. Due to the fact that the site has been actively promoted, it is thought possible this site could come forward within the second 5 year time frame.</p>			
Final density:		Final suggested yield:	
		9.04	10.00

SHREW029



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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW031/R	Shrewsbury	1.11	Shrewsbury and Atcham
Site Address		Type of site	
Site off Holdgate Drive, Featherbed Lane		Greenfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>The site forms a narrow strip of land on the edge of the urban area of Shrewsbury, between the A49 by-pass on the east, Sundorne Road to the south and a medium density residential estate to the west. The site contains established scrub land and rough pasture with a mature oak tree in the centre of the site. The eastern boundary consists of an embankment and screen planting of trees which serves as a buffer from traffic noise from the A49. Site is visually contained by the landscaped embankment. The Battlefield Brook runs on the northern boundary of the site. This land may have ecological value. A suitable access is off Holdgate Drive.</p>			
Policy restrictions			
Within settlement boundary. Site is identified as greenspace in the adopted Local Plan.			
Physical constraints			
Suitability summary			
<p>Potentially suitable subject to satisfactory access and greenspace issues. Narrowness of site may constrain final yield. The SFRA has identified the northern boundary of site as being in Flood Zone 2 from the Battlefield Brook. Landscape Study identifies site as medium-low sensitivity and high-medium housing use capacity. Shrewsbury is a major settlement and as such has a good range of facilities and services associated with a town centre of its size.</p>			
Availability summary			
<p>Information gathered for the purposes of this study suggests that 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 for the purposes of this study.</p>			
Achievability summary			
<p>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. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development.</p>			
Conclusion			
<p>This site is considered to have future development potential. Due to the fact that the site has been actively promoted, it is thought possible this site could come forward within the second 5 year time frame subject to it no longer being required as greenspace.</p>			
		Final density:	Final suggested yield:
		16.23	18.00

SHREW031/R



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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW040	Shrewsbury	3.90	Shrewsbury and Atcham
Site Address		Type of site	
S.C.R. Retail Systems, Kendal Road		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
This site comprises ex-military depot. Part of the site is currently occupied by a MAFF depot, a part of the site is small business units and part of the site has been redeveloped as 24 houses, community dentist and Sure Start dentist. The units are part occupied. Surrounding uses include a builder merchants			
Policy restrictions			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). The site is an allocated employment site (c) however Northern Corridor Regeneration Study identifies as suitability as mixed use site.			
Physical constraints			
Potential contamination from previous uses.			
Suitability summary			
The site is suitable for redevelopment for a mix of uses, subject to not undermining the emerging LDF employment strategy. 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.			
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 short to medium term.			
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 in this area is good.			
Conclusion			
The site is suitable for redevelopment for a mix of uses, subject to not undermining the emerging LDF employment strategy, with development in the short to medium term.			
		Final density:	Final suggested yield:
		12.83	50.00

SHREW040



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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW058	Shrewsbury	0.21	Shrewsbury and Atcham
Site Address		Type of site	
Former Driving Test Centre, Bell Lane		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
The site is a former driving centre and associated parking area. Site is surrounded by 2 storey residential, some garages and the railway line.			
Policy restrictions			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). The site borders a Conservation Area and any redevelopment proposals will be required to consider potential impact upon the designation.			
Physical constraints			
Proximity to railway line (residential amenity).			
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 no known policy restrictions or physical limitations that would limit development.			
Availability summary			
Information gathered for the purposes of this study suggests that 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 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 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 in this area is good			
Conclusion			
The site is suitable for residential development at a medium / high density, with development expected to take place within the next 5 years.			
Final density:		Final suggested yield:	
42.98		9.00	

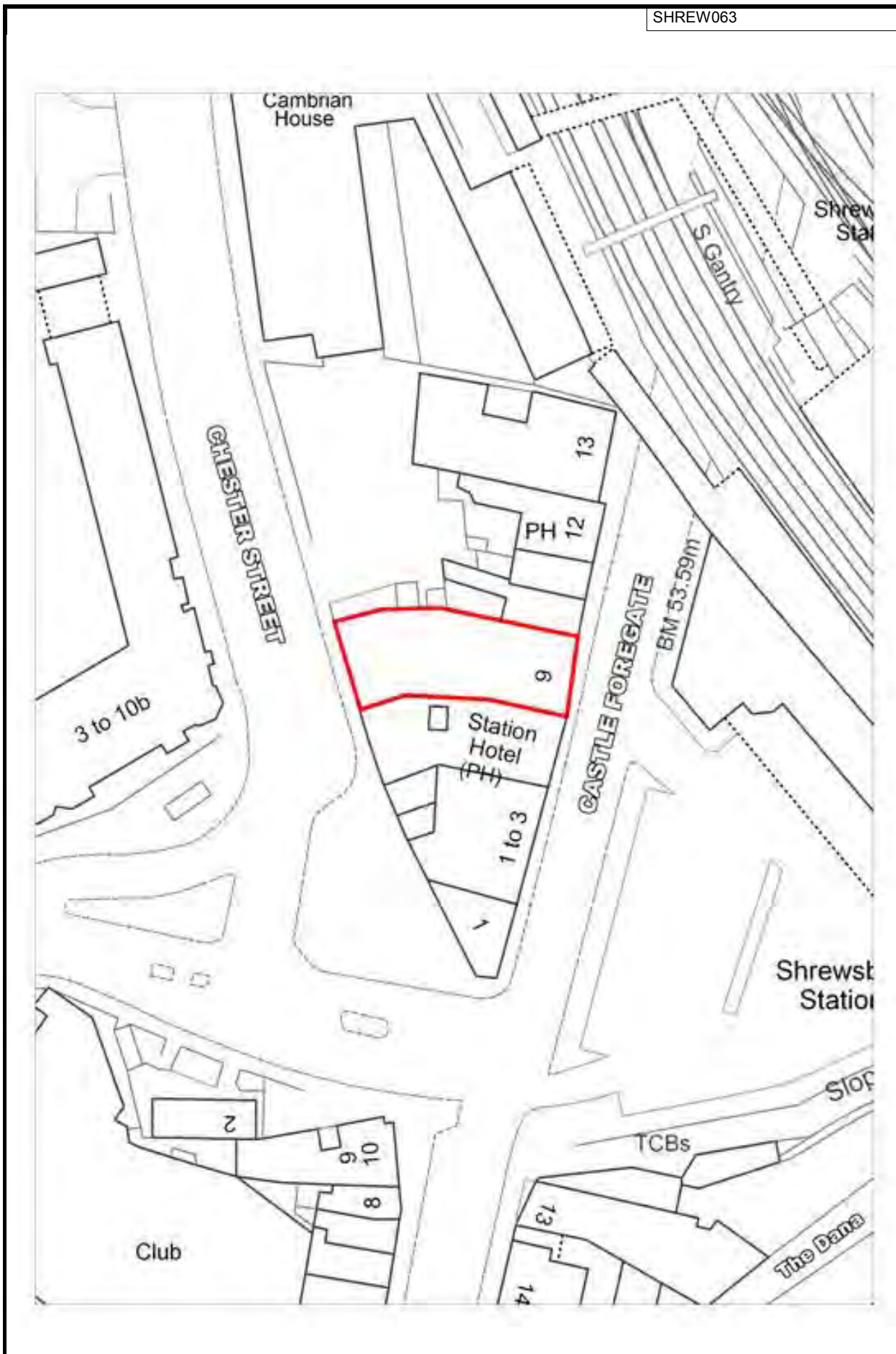
SHREW058



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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW063	Shrewsbury	0.03	Shrewsbury and Atcham
Site Address		Type of site	
Chronicle House - 6 Castle Foregate		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>This three storey building is within the town centre of Shrewsbury and is currently used for commercial purposes. Surrounding uses are commercial, and A3 and A4. New high density residential is on the opposite side of Chester Street. The site is located between the busy Chester Street and Castle Foregate gyratory and opposite the railway station. A car park adjoins the site though this has not been included as part of the site.</p>			
Policy restrictions			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). The site is located within a Conservation Area, where development should safeguard and if possible enhance the setting, appearance or character of the area.</p>			
Physical constraints			
Located within Flood Zones 2 and 3a.			
Suitability summary			
<p>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 no known policy restrictions or physical limitations that would limit development. The site is suitable for medium density residential development. Upper floors suitable but would seek to retain commercial/retail use on ground floor.</p>			
Availability summary			
<p>Information gathered for the purposes of this study suggests that 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 for the purposes of this study.</p>			
Achievability summary			
<p>From the information 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.</p>			
Conclusion			
The site is suitable for conversion of upper floors for residential uses, with delivery in the next 5 years.			
		Final density:	Final suggested yield:
		373.61	10.00

SHREW063



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW065	Shrewsbury	2.03	Shrewsbury and Atcham
Site Address		Type of site	
Land at Ingleby Way		Greenfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>Informal green area in the centre of a residential housing estate comprising of large detached dwellings on edge of town. The area of land was originally allocated as part of the proposed North West relief road, and formed part of a larger site which had been proposed for residential development. Land no longer required for the relief road, and is expected to be declared surplus to the County Councils requirements in the near future. Site currently used for informal recreation.</p>			
Policy restrictions			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). The area of land was originally allocated as part of the proposed North West relief road, and formed part of a larger site which had been proposed for residential development. Land no longer required for the relief road, and is expected to be declared surplus to the County Councils requirements in the near future.</p>			
Physical constraints			
A number of mature trees exist on the site.			
Suitability summary			
<p>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 no known policy restrictions or physical limitations that would limit development. The site is suitable for redevelopment for medium to low density residential uses.</p>			
Availability summary			
<p>Information gathered for the purposes of this study suggests that 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 for the purposes of this study.</p>			
Achievability summary			
<p>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 in this area is good.</p>			
Conclusion			
<p>The site is suitable for residential uses subject to confirmation of surplus by SCC. Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.</p>			
Final density:		Final suggested yield:	
27.09		55.00	

SHREW065



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW069	Shrewsbury	0.05	Shrewsbury and Atcham
Site Address		Type of site	
Land off Mill Road, Abbey Foregate		Greenfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>The site is within the Shrewsbury urban area. Located off Abbey Foregate, one of the main road leading to and from the town centre. Surrounding uses are residential, commercial and employment. The site can only be accessed via Mill Road off Abbey Foregate. The site slopes down towards the Rea Brook. There are a number of well established trees bordering the site whilst the wider site area comprises scrub pasture land.</p>			
Policy restrictions			
<p>Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2).</p>			
Physical constraints			
<p>The lower half of the site is located within Flood Zone 3b as identified in the Phase 1 SFRA. The northern part of the site is located within Flood Zone 2.</p>			
Suitability summary			
<p>Site has current planning permission for 33 dwellings approved after the base date for the study. 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.</p>			
Availability summary			
<p>Information gathered for the purposes of this study suggests that 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 for the purposes of this study.</p>			
Achievability summary			
<p>The site is situated in an area with a strong housing market, and there are no known ownership problems or issues. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development.</p>			
Conclusion			
<p>Site has current planning permission for 33 dwellings approved after the base date for the study. Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.</p>			
Final density:		Final suggested yield:	
698.11		33.00	

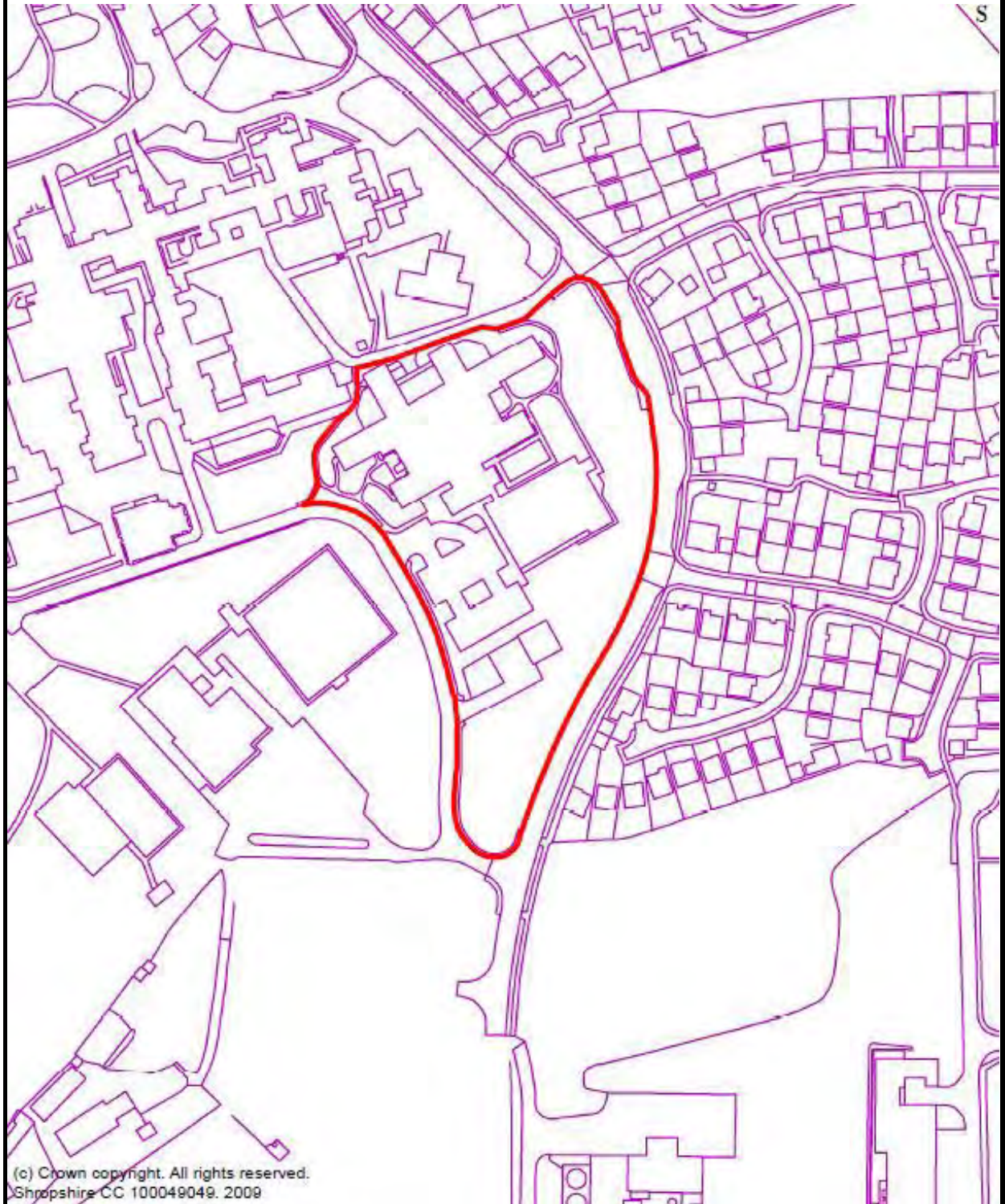
SHREW069



Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW070	Shrewsbury	0.94	Shrewsbury and Atcham
Site Address		Type of site	
Land off Corporation Lane		Mixed	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
<p>The site is on the edge of the urban area of Shrewsbury and forms part of former railway sidings. The area consists of uneven ground levels and is a planted and regenerated area. There is low density residential to the south, the Chester railway line on the east, and open countryside to the east and north. A track leading to the converted signal box runs northward through the site. Access could be gained from Nursery meadows, though the suitability for increased traffic through the narrow section of Corporation Lane and off Ellesmere Road maybe questionable. A bus route runs down Coton Crescent and the site is within walking distance of the town centre.</p>			
Policy restrictions			
<p>Largely within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). The northern section (which includes the converted signal box) falls outside of the development boundary.</p>			
Physical constraints			
<p>The part of the site located within the development boundary was the subject of a planting scheme to make up for the loss of LNC7 protected land from the previous residential development.</p>			
Suitability summary			
<p>The site is considered suitable for development except for the LNC7 land. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p>			
Availability summary			
<p>Information gathered for the purposes of this study suggests that 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 for the purposes of this study.</p>			
Achievability summary			
<p>From the information 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.</p>			
Conclusion			
<p>Site suitable for medium density development typically comprising a mix of detached, semi detached and terraced dwellings. <input type="checkbox"/> Due to fact that the site has been actively promoted, it is thought possible this site could come forward within the next 5 year time frame.</p>			
		Final density:	Final suggested yield:
		15.93	15.00

Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW071/R	Shrewsbury	1.53	Shrewsbury and Atcham
Site Address		Type of site	
Royal Shrewsbury Hospital North		Brownfield	
Current/previous landuse		Planning status	
Unknown		Not Known	
Description of site			
The site comprises the existing Mental Health buildings at the Royal Shrewsbury Hospital grounds. Surrounding uses comprise the Royal Shrewsbury Hospital, Gains Park residential estate (2 storey detached and semi-detached) and local retail. A large chimney dominates the views from the site.			
Policy restrictions			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). The overall site is covered by a number of allocations in the adopted local plan including greenspace (some with recreational value), housing (a) and proposed community facility. LNC4 Protection of Greenspace. Development brief for site prepared in 2003.			
Physical constraints			
Possible contamination from hospital uses, localised surface water drainage is poor and sewerage capacity would require further investigation.			
Suitability summary			
The site is suitable for medium density residential development in accordance with the adopted planning brief. 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.			
Availability summary			
Site is promoted and confirmed as available by Secretary for State for Health / NHS Estates (via Lambert Smith Hampton)			
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 in this area is good.			
Conclusion			
The site is suitable for medium density residential development in accordance with the adopted planning brief, subject to ensuring the policy tests of LNC4 are met, and likely to come forward within the short to medium term.			
Final density:		Final suggested yield:	
42.58		65.00	

SHREW071/R



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Site ref	Settlement	Site Area (ha)	Former Local Authority
SHREW072	Shrewsbury	3.16	Shrewsbury and Atcham
Site Address		Type of site	
RSH Hospital (South) Mytton Oak Road		Brownfield	
Current/previous landuse		Planning status	
C2 Residential institutions		Pre-application discussion	
Description of site			
This site is a series of derelict hospital buildings and associated land. The site comprises single storey poor quality buildings which have been decommissioned. Surrounding uses comprise Royal Shrewsbury Hospital and 2 storey semi-detached houses.			
Policy restrictions			
Within Shrewsbury settlement boundaries where residential development is acceptable subject to satisfying relevant criteria (Local Plan Policies HS1/HS2). The overall site is covered by a number of allocations in the adopted local plan including greenspace (some with recreational value), housing (a) and proposed community facility. LNC4 Protection of Greenspace. Development brief for site prepared in 2003.			
Physical constraints			
Possible contamination for hospital use.			
Suitability summary			
The site is suitable for residential 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.			
Availability summary			
Promoted by English Partnerships and a development partner has been procured.			
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 in this area is good.			
Conclusion			
The site is a local plan allocation which is being bought forward through a regeneration agency, with development envisaged in the short to medium term.			
		Final density:	Final suggested yield:
		39.56	125.00

SHREW072

