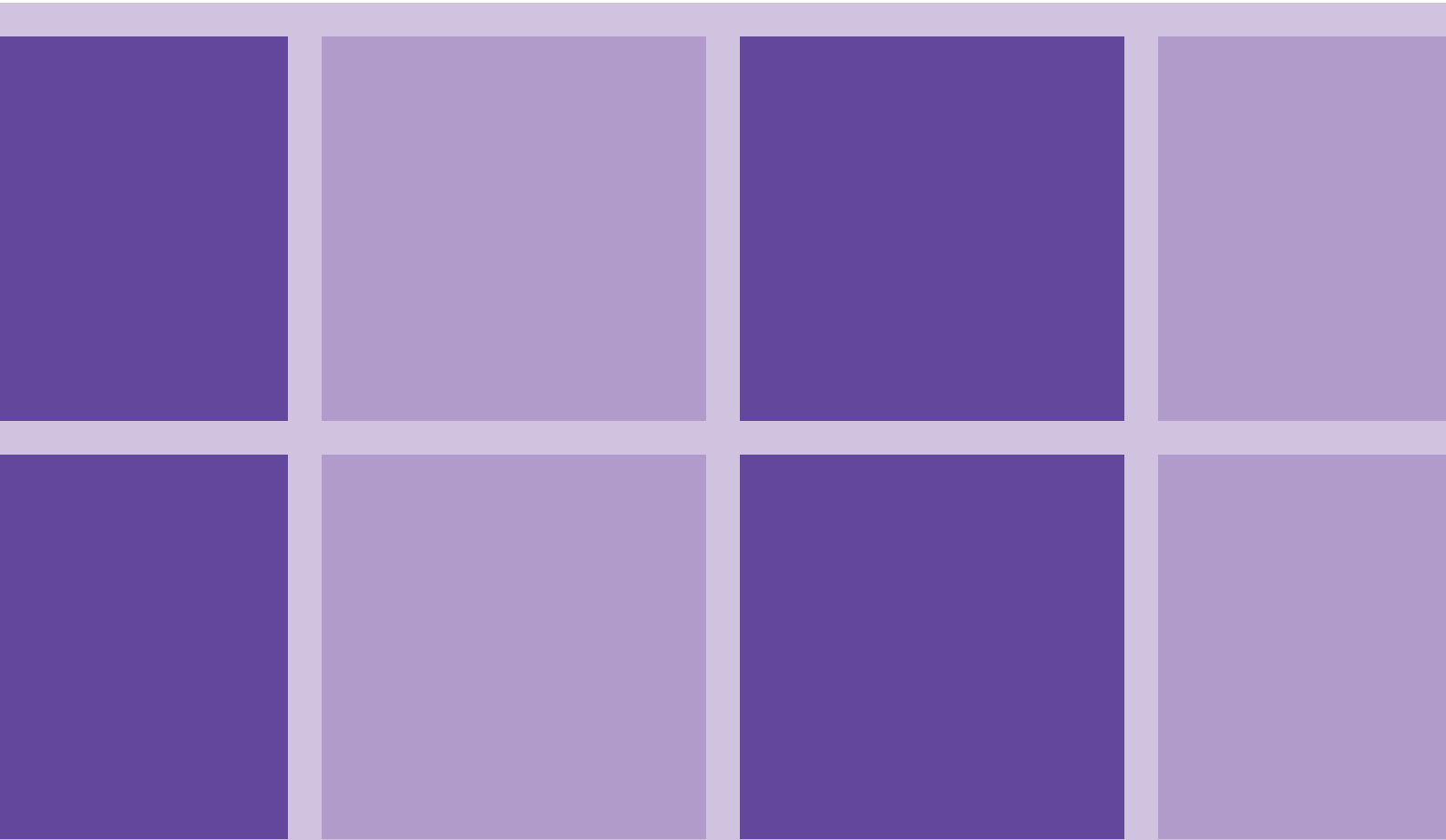


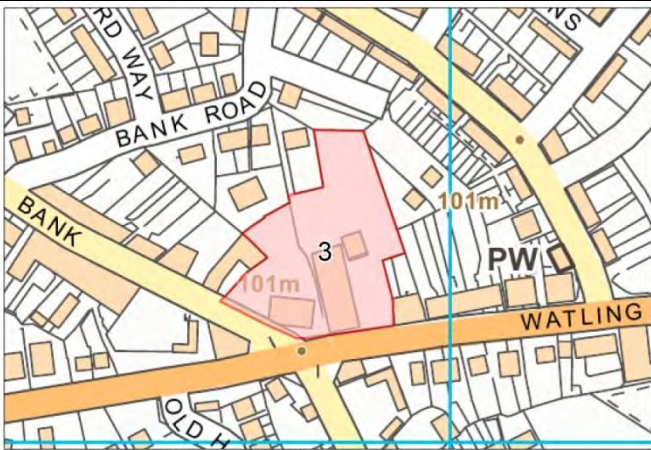
Technical Paper - Housing Delivery - Appendix C: Site assessment forms




Technical Paper - Housing Delivery - Appendix C: Site assessment forms - June 2016


Introduction

- 1.1 This document contains an assessment of the various housing sites put forward during the SHLAA process. It sets out in detail the process of site selection as described in detail in the 'Technical Paper – Housing Delivery'. This process has eventually informed the list of allocated sites contained in the Telford & Wrekin Local Plan – Publication Version.
- 1.2 During the preliminary elimination stage an initial list of 720 SHLAA sites was reduced in number through a process of elimination. The outcome of this stage was used as the starting point for the site assessment stage.
- 1.3 The purpose of the site assessment stage set out in this paper was to eliminate the sites definitely not suitable for development due to the presence of constraints. All other sites – deemed as potentially suitable– were then considered in the later strategic fit stage and individually appraised on their fit with the strategy of the Local Plan.

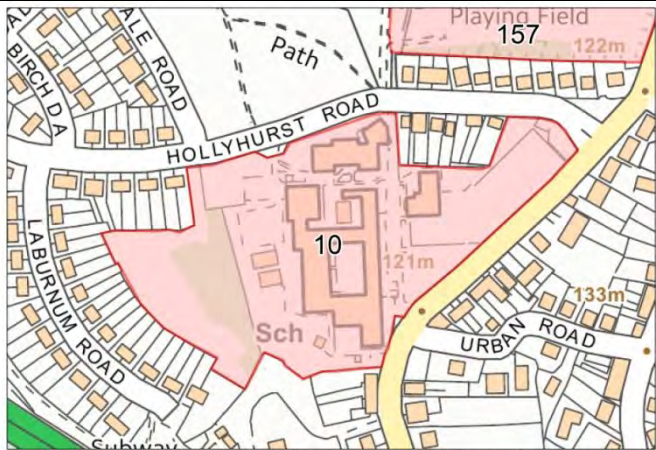
SHLAA ID		3	Site Address		Rear of Swan Hotel, Watling Street, Wellington					
										
Description of the site			<ul style="list-style-type: none">• Current use is public house and car park.• Brownfield• Irregular• 0.713 ha• Flat• Existing employment use, community building, near a cross roads• Site located in the urban area, near to Wellington Market Town							
PDL		Brown								
Sustainability comments			<p>Development at the site could result in the loss of existing employment land. Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of a small area of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is predominantly previously developed land, development has the potential for a minor positive effect on townscape. The site is adjacent to a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield			Density	40 DpH	Site Size	0.713 ha	Net site area	90%	Approximate Yield	25
			<p>Site is located in Wellington, urban area, near Market town, wich justifies a density of 40 DpH.</p> <p>Net site area has been decreased to accommodate the shape of the site, adjoining properties, junction constraints.</p>							
Phasing			0-5		Few constraints to delay the deliverability of development.					

Recommendation	Site has potential for development. Located in the urban area, near to a Market Town, site is sustainable.
Carried forward to the strategic fit stage	

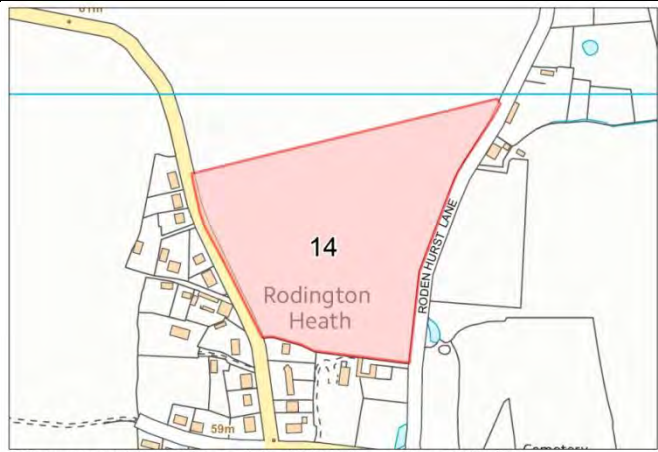
SHLAA ID	6	Site Address	Lower House Farm, Waters Upton						
									
Description of the site		The assumption is that the site is currently in use as a farm and as such is brown field land. The site is regular in shape and flat with possible decontamination issues from use as a working farm. The location of the site is on the fringe of Waters Upton.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. The site contains a Listed Building and is adjacent to another, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	25 DpH	Site Size	0.7 ha	Net site area	95%	Approximate Yield	16
		It's a small rural site with no significant constraints to development enabling a higher net site area.							
Phasing		0-5	The site is rural so good viability; there are low levels of constraint.						
Recommendation		The site is in a rural area, other than potential decontamination issues it should have good levels of viability.							
Carried forward to the strategic fit stage									

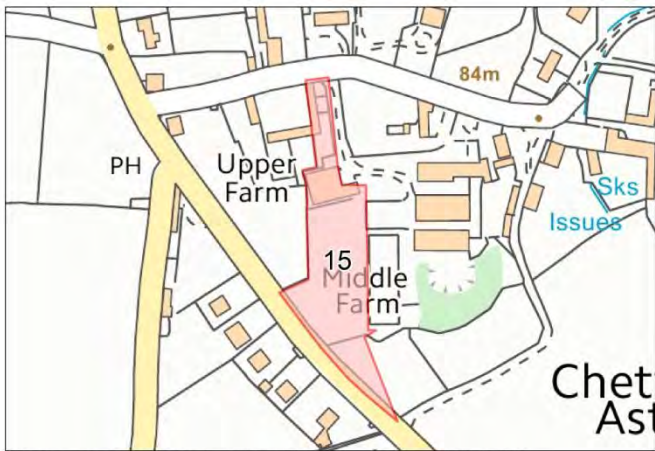
SHLAA ID		8		Site Address		Land off Park Lane, High Ercall			
									
Description of the site		The current use of the site is assumed to be grazing land and is greenfield. The site is irregular especially toward the top portion of the site which is highly constrained between existing developments and is flat. The site is highly constrained as it is within a conservation area and as such is likely to have a lower density and net site area to reflect this as well as viability issues associated with the need for development in keeping with its surroundings. The site is located on the edge of High Ercall village.							
PDL	Green								
Sustainability comments		The site is located within the High Ercall Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities and strategic cycle routes. The site is within reasonable walking distance to existing primary educational facilities and strategic footpaths. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape. The site contains a Listed Building and lies within a Conservation Area, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	25 DpH	Site Size	1.478 ha	Net site area	60%	Approximate Yield	22
		A rural site that is within a conservation area which is likely to drive down site density, it is also high constrained through its irregular shape driving down net site area.							
Phasing		10 - 15 years		The design and development of the site would involve careful consideration due to the sensitivity of the area as well as the need for appropriate mitigation measures to slow vehicles down on the approach to and through the village to reflect the increase number of vehicles from the site.					
Recommendation		The site is in a conservation and area and is likely to require significant mitigation measures and design features to ensure it is in keeping with its							


Not suitable	surroundings. The net site area is also an issue with the highly irregular shape of the site which would affect that viability of the whole site. Individual portions of the site might be able to support development such as infill frontage along Park Lane or development of the main portion of the site off Shrewsbury Road.
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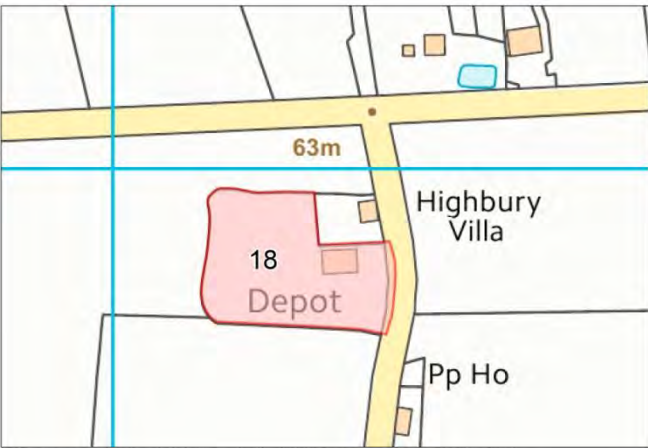
SHLAA ID		10		Site Address		The Wrockwardine Wood School, Holyhurst Road			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		This is a large site within the urban area of Telford, approximately 800m from Oakengates, and is currently in use as a school. This is however due to close in 2015 and move to a new site in close proximity. The site is bounded by roads on two sides and is in close proximity to the primary road network. The site slopes to the west. The site currently has outline planning permission for 53 dwellings.							
PDL	Brown								
Sustainability comments		Development at the site could result in the loss of a school providing employment and educational facilities for the local area. Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, strategic footpaths and cycle routes and recreational space. Development at this site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate previously developed land within an urban area, with the potential to positively enhance the townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.							
Estimated Yield		Density	30 DpH	Site Size	3.11 Ha	Net site area	70%	Approximate Yield	65
		With the site currently including a large amount of open space and due to the slope, the net site area is relatively low. A relatively large site in the urban area of Telford the site is assumed a density of 30.							
Phasing		0-5 Years		The site has the benefit of outline planning permission and the site is soon due to be vacated. There will be some clearance needed but it is expected this can be delivered quickly with a demolition determination already approved.					


Recommendation	The site is brownfield with planning permission for residential development and therefore has potential for development
Carried forward to the strategic fit stage	

SHLAA ID		14	Site Address		North of The Woodlands				
									
Description of the site		<ul style="list-style-type: none">• The site is currently a field• It is green field• The site is reasonably regular• The site is flat• There are no significant 'on-site' constraints to development• Access through the local highway network is a significant constraint• The site is located in the rural village of Rodington Heath							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Monkmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as having low constraint. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, / educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	30 DpH	Site Size	5.785 ha	Net site area	75%	Approximate Yield	130
		It is a rural site with little significant constraints on development. It has a regular shape with the potential to accommodate higher yields.							
Phasing		5-10			This is a large site in a rural village; there will be a need to consider appropriate services for the site as well as highway access arrangements for the local road network.				
Recommendation		The site is close to an existing village, however the constraining nature of the public highway network would need to be addressed as well as the lack of facilities and services. The impact of a large development on the edge of the rural settlement is likely to be unacceptable, however there is potential for small scale development on part of the site.							
Carried forward to the strategic fit stage									

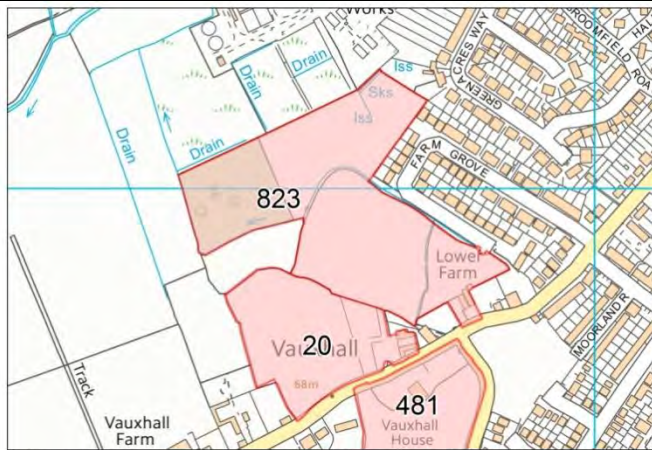
SHLAA ID	15	Site Address	Land South of Middle Farm, Off Field Aston Lane, Newport						
<p>Map of site</p>  <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>									
Description of the site		This site has the benefit of planning permission (TWC/2014/0726) for 5 dwellings, granted February 2015. Now included within the figures as a commitent.							
PDL	Mixed								
Sustainability comments		As the site has received consent it has not got a full comentary							
Estimated Yield		Density	-	Site Size	-	Net site area	-	Approximate Yield	5
		This site yield matches the planning approval on the site.							
Phasing		0-5 years	As the site benefits from a current permission, the site could come forward early in the plan period.						
Recommendation		The site now benefits from planning permission.							
Carried forward to the strategic fit stage									

SHLAA ID		16		Site Address		Bratton Farm, Wellington			
									
Description of the site		<ul style="list-style-type: none">• The land is currently used for agricultural purposes• It is Greenfield• The site is irregular shape and flat• Estimate that 45% of the site is constrained by Flood Zone• The site located in the rural area and is adjacent to the built up area							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, as it is greenfield land adjacent to the urban area development has the potential for a minor negative effect on landscapes. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	30 DpH	Site Size	5.641 ha	Net site area	55%	Approximate Yield	93
		Density is low due to proximity of a local centre and public transport routes. Net site area is reduced due to local flood zones.							
Phasing		0-5		The developable portion of the site could be brought forward early.					
Recommendation		The site is would constitute a large development on the edge of the urban area and the site also suffers from constraints such as flood zones. Therefore it would be difficult to deliever an appropriate scheme on the site. However in this location, the site has potential for development. Mitigating its impacts may cause a scheme to be undeliverable.							
Carried forward to the strategic fit stage									

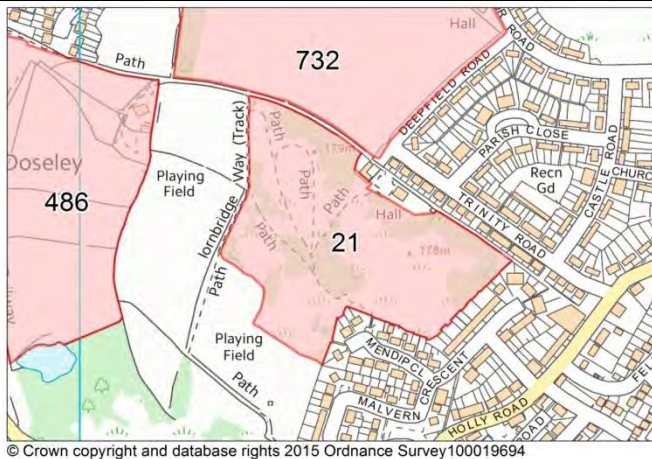
SHLAA ID	18	Site Address	Drury Lane						
									
Description of the site		<ul style="list-style-type: none">• The site is currently used as a depot• Is it brownfield• The site is regular shaped• The site is flat• Constraints include potential decontamination costs and the constrained nature of the local highway network• The site isolated and located in the rural area.							
PDL	Brown								
Sustainability comments		Development at the site could result in the loss of existing employment land (Depot). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape and potential to enhance green infrastructure connections.							
Estimated Yield		Density	25 dph	Site Size	0.664	Net site area	90%	Approximate Yield	15
		Density is low as the site is in an isolated rural area. The site is regular so has a high net site area.							
Phasing		5-10			Potential site decontamination issues.				
Recommendation		Site is very isolated and will add pressure to the existing constrained local highway network.							
Not suitable									

SHLAA ID		19		Site Address		Land at Stafford Road, Newport			
									
Description of the site		This site is located on the north-eastern edge of Newport between the existing built-up area and the A41. It is situated outside the current development boundary of Newport. The site is fairly flat and is formed of two fields, partly separated by a line of trees. The site is bounded by an existing hedgerow in parts and is also accessible via a footpath across the site. The site does not appear to have been developed previously and has no obvious existing structures on site. The western parcel appears more overgrown compared to the eastern parcel. The site is flagged as within a 250m landfill buffer zone. A portion of the eastern part of the sites is situated within Flood Zone 2.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, town centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities and strategic cycle routes. The site is adjacent to an existing recreational area. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development and the site is greenfield land. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	30 DpH	Site Size	1.6 ha	Net site area	40%	Approximate Yield	33
		The site is considered to be suburban in nature and is located on the edge of the town. The location of the site, and character of the surrounding area, would support a less intense development form. An appropriate density of approx. 30 DpH is therefore considered reasonable.							
		The irregular shape of the site may also impact on capacity that could be achieved. The location of the site adjacent to the A41 may necessitate a buffer zone, which would reduce the developable area. In addition, the evidence suggests that a portion of site is not developable due to the risk of flooding. Therefore, an allowance of 40% has been applied to reflect this.							

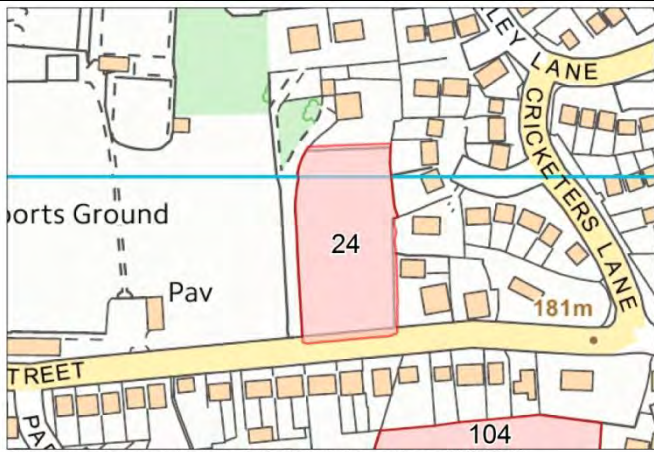
Phasing	0-5 years	No obvious constraints other than the evidence of flood risk. Subject to suitable mitigation measures, the site could come forward in the earlier phases of the plan, if needed.
Recommendation	Subject to resolution of the flood risk issues, there is potential for delivery of homes on part of the site.	
Carried forward to the strategic fit stage		

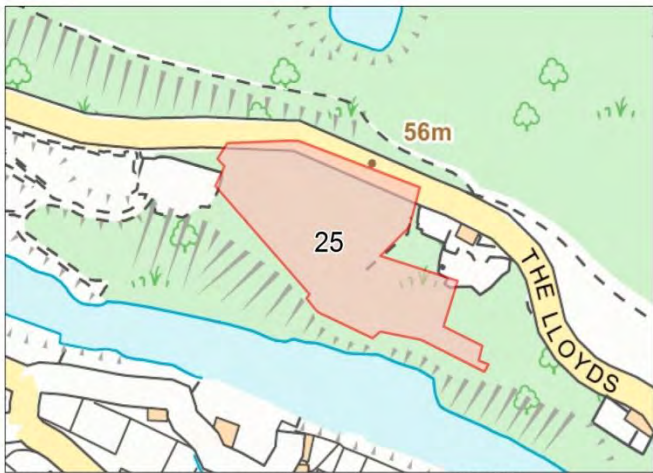
SHLAA ID		20		Site Address		Land at Longford Road, Newport			
						 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>			
Description of the site		The site is located to the west of Newport outside the existing built up area of the town. The site sits adjacent to SHLAA site 823 (see separate). The site is undeveloped and appears to have had some management or mowing regime as the site is predominantly grassland, with trees and hedgerows along the majority of the boundary. The site is reasonably flat and open in aspect. There is no evidence of any obvious constraints specific to the site that might impact on deliverability.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing secondary educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	30 DpH	Site Size	1.9 ha	Net site area	90%	Approximate Yield	51
		The site is located to the periphery of the town where existing development is less intensively laid out than more central locations. A relatively lower density would therefore be in keeping with the character of the surrounding area.							
		The site is fairly regular in shape and topography. Some allowance may be needed for supporting provision i.e play areas/amenity space, which would reduce the site capacity. No other permanent features appear to exist on site (subject to excluding the existing buildings on site).							
Phasing		5-10 years		If the site were to be considered suitable, the likely scale of development could support delivery in the short term, subject to potential issues regarding connections to existing services, which may be problematic due to the site's location outside the built-up area.					
Recommendation		On the edge of the urban area, with no site-specific constraints that would appear to prevent delivery of homes on this site the site has potential to							

Carried forward to the strategic fit stage	deliver development. However, development would result in the loss of a greenfield site and on the edge of the town and it could prove difficult to mitigate its impacts if it were to be taken forward.
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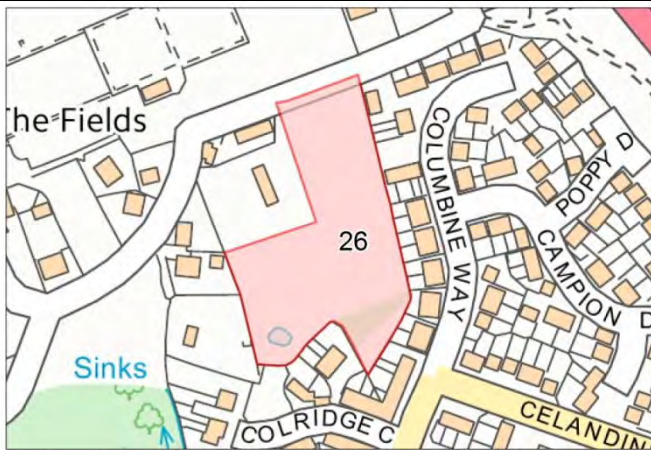
SHLAA ID		21		Site Address		South of Trinity Road			
									
Description of the site		<ul style="list-style-type: none">Currently the site is being used for playing fields where it is used for football and rugby games. The site is however former colliery workings as part of the Deepfield Colliery and therefore is considered as Brownfield,							
PDL	Brown	<ul style="list-style-type: none">There are potential constraints of mines being scattered within the area.The site is quite angular and is 4.9 hectares in size.The site appears to be located on a flat landscape.The constraints to developing on this site that it is located within the green network next to other fields and the area appears to have very good linkages. Another constraint is that it is located within an area that is a mining consideration area with mines located on the site, this could present some stability issues when developing on the site.The site is located in Little Dawley which is an urban area; the site is perfectly situated next to a residential area and green fields.							
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and local centre services and facilities. The site is within reasonable walking distance to existing bus services, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.							
Estimated Yield		Density	40 DpH	Site Size	4.9 ha	Net site area	75%	Approximate Yield	147
		The site has been given a high density due to it being located next to an urban area next to other residential sites with good transport infrastructure links. The site offers good access to a school which is 258 yards away and recreational spaces such as a sports centre which 212 yards.							
Phasing		Delivered within 5 years		The site does not have any constraints that could hold up the development of this site, the only consideration that should be made is to be aware of mines being possibly located near					


		by.
Recommendation	Due to development being located next to the site it sets a precedent for the continuation of developing dwellings in area. The infrastructure around the site includes a school, a town centre and is well connected with B7373 being located near by. The GIS mapping data suggested that other dwellings located near by this playing field have been built on mine which suggests that this instability issue that needs to be mitigated for. The site is part of the green network and development could possibly break up the linkages and the ecological stepping stones in the area. If the development includes green open space this lessens the damage caused to the green network.	
Carried forward to the strategic fit stage		

SHLAA ID		24		Site Address		Land At Glebe Street			
									
Description of the site		The site is a green field within the urban area of Telford. It fronts onto Glebe Street and also has an access lane to Old Vicarage along the eastern side. The site is covered by a group TPO with large trees. The site is currently in use as grazing land and has previously had permission to be used in conjunction with the adjacent cricket club.							
PDL	Green								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing local centre services and facilities and recreational space. The site is located within 200m of a local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints around Limekiln Bank Roundabout.							
Estimated Yield		Density	35 DpH	Site Size	0.622 Ha	Net site area	85%	Approximate Yield	18
		The site is within the urban area of Telford, adjacent to an existing residential area. Therefore a density of 35 dwellings per hectare has been assumed. Due to the issue of TPOs surrounding the site, the net site area is lower than that normally assumed for sites of this nature.							
Phasing		0-5 years		The site has few constraints to development and is of a small scale and therefore could deliver within the first five years of the plan.					
Recommendation		The site is within the urban area with few constraints to development.							
Carried forward to the strategic fit stage									

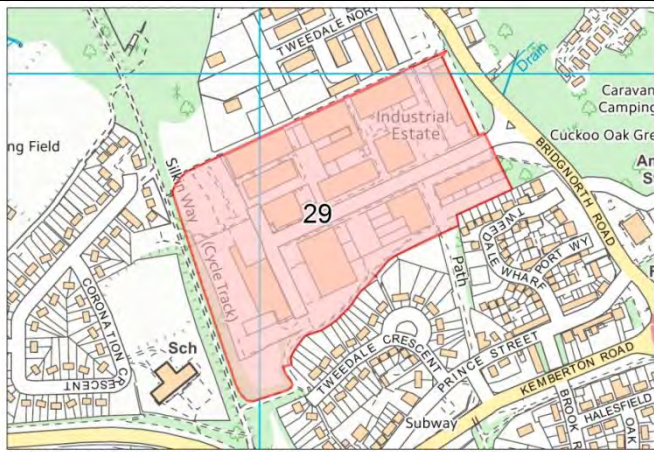
SHLAA ID	25	Site Address	The Land at Lloyds
			
Description of the site		<ul style="list-style-type: none"> The site is called the land at Lloyds and it is located within Coalfield, Ironbridge. The Site is currently not in use and has various TPO trees sitting within the boundary. The site is considered Brownfield land due to it being located within Ironbridge the land was previously used for mining. The majority of the south of the site is covered with broad-leaf woodland and shrub land. The size of the site is a relatively small site as it 0.85 hectares and the shape of the site is wider in the north arrows to the south of the site. The topography appears to be uneven and due to it previously being used for landfill and mining. The land at the moment currently sloped downwards towards the river. The constraints to the site are that it is located within Severn Gorge conservation area which will constrict the amount and the style of dwellings developed. The site is located within the green network which could possibly reduce the amount of dwellings created in order to retain some of the green open space. The site is fraught with issues due it instability issues as previously it was a landfill site and that it previously used for mining. The site will be located on ground that is uneven sloping downwards to the Severn Gorge River, there will be safety issues when if the site was being delivered. The site is located next to the river and presents issues for development as it is designated as a wildlife site. The site is located within the Severn Gorge conservation area and is in an urban area. 	
PDL	Brown		
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and recreational space. The site is within reasonable walking distance to existing secondary educational facilities and strategic footpaths and cycle routes. The site is surrounded by designated Local Wildlife Site designations, though mitigation provided through the Local Plan should ensure that there will be no significant negative effects, there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study</p>	

	Update (2014), however development could result in the loss of greenfield land adjacent to an urban area; potential for a minor negative effect. The site lies within a Conservation Area and World Heritage Site, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect. The site lies partially within a Flood Risk Zones 2 and 3 area, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. It is also recognised that if development were to avoid the area of flood risk on site then the significance of the negative effects could be reduced.							
Estimated Yield	Density	30	Site Size	0.851	Net site area	75%	Approximate Yield	19
	To the north of the site there is ancient woodland called Lloyds coppice which is also designated at a wildlife site which justifies the low density for the site. Beyond the ancient woodland there are housing estates but they appear to be a distance away from the site which would suggest the site will appear isolated if dwellings were developed on it. To the south of the site there is the Severn Gorge River which contributes to the topography of the site sloping downwards and instability issues.							
Phasing	5 years		Due to the size of the site it could be delivered within 5 years but this could be extended to resolving the remediation and instability issues relating to the site.					
Recommendation	Currently I would not recommend this site for development as the site has poor linkages for transport infrastructure and that there is no housing estates close to the site which will make the site appear isolated. Due to the site being located within a conservation area there will be issues in relation to the size and style of the development. If the site was developed it would impair the green infrastructure linkages in the area and would damage a designated wildlife site by removing a vital ecological stepping stone in the area.							
Not suitable								

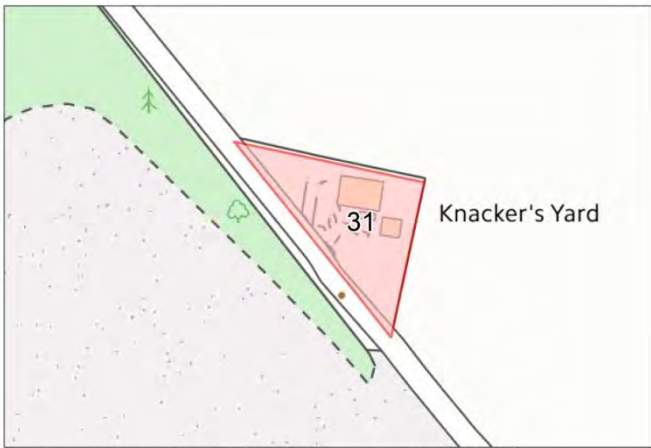
SHLAA ID		26		Site Address		Land Adjacent to Fields Bungalow, Donnington			
									
Description of the site		The site appears to be currently within the residential curtilage of the Fields Bungalow and measures just under 1 Ha. The site is accessed via a small unmade track. A modern residential estate bounds to the east and south.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to bus services, town centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is located within 200m of a Local Wildlife Site with the potential for minor negative effects, however it is considered that the mitigation provided through Local Plan policies should ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 18 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	30 DpH	Site Size	0.962 ha	Net site area	90%	Approximate Yield	25
		The site is within the urban area with few physical constraints on the site, therefore the net site area of 90% is considered appropriate. As the site suffers from poor access a lower density would be required unless							
Phasing		10-15 years		Due to issues with regards to the access that would need addressing before development took place. This would affect viability and deliverability, therefore the site would be considered for years 10-15.					
Recommendation		The site is within the urban area, however has poor access which would affect the deliverability. This would need mitigating before development could be delivered.							
Carried forward to the strategic fit stage									

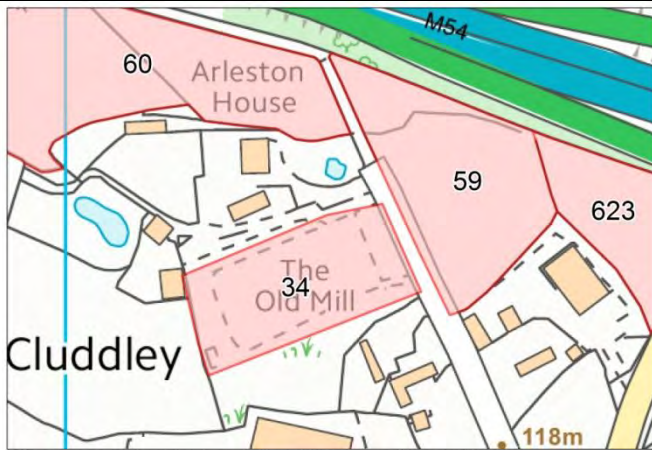
SHLAA ID		27		Site Address		The Land at Calcutts			
									
Description of the site		<ul style="list-style-type: none">• The site is currently unused brown field land that is located in Jackfield in Telford.• The site is 2.5 hectares and is of a rectangular shape with some jagged edges.• Topography of the area is hilly, steep and measures 2.5 hectares.• The site was previously used for mining during the industrial revolution which has resulted in the land being unstable. If we decided to allocate this site it is vital to consult the coal board on this application to see if this site is viable.• The site is a mixture of woodland and shrubs on the site, some trees have been designated as TPO trees. Other constraints on the site include it being in a conservation area, a site with mine shafts, area of special landscape character ,Instability zone, a world heritage site and in a flood zone• The site is in the urban area next to a housing estate.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site lies within a Conservation Area and World Heritage Site, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect.							
Estimated Yield		Density	30 DpH	Site Size	2.517 ha	Net site area	75%	Approximate Yield	56


	<p>I have recommended a low density for this site due to it being located within the conservation area of the Ironbridge Gorge. To the south of the site there are a few TPO trees which could have some impact on how the site may take shape.</p> <p>This site has a few issues to contend with which can make it not a viable site such as it being an instability area with mines could be the biggest threat to housing being developed on the site. The other threats associated with this site justify the low net site area.</p>	
Phasing	10 years	<p>Due to the size of the site I would suggest the site would be deliverable over 10 years. As the site will have to be stabilised and remediated due to the mineshafts located on the site. The site being located in a conservation area and a World Heritage Site prevent different styles of design and the amount of houses that could possibly be developed on the site.</p>
Recommendation	<p>I would not recommend this site for development due to the constraints what would be imposed on the amount and style houses that could be developed on the site. Due where the site is located which is near the Ironbridge Gorge heritage site, conservation area and an area of special landscape character this limits if a viable scheme can be achieved. To create infrastructure, utilities and access on this site will cost significantly.</p>	
Not Suitable	<p>However there are some positive points related to this site, for example there is a housing estate located nearby. The B4373 road runs along the boundary of the site which will suggest that the site will be well connected to the rest of Ironbridge. To the south of the site there are schools and factories which would provide education and factories for new residents.</p>	

SHLAA ID		29		Site Address		Tweeddale Industrial Estate, Madeley			
									
Description of the site		The site is on a current industrial estate in the urban area of Telford, mainly in a rectangular shape but following the contour of existing development in the south. The site consists with 7.3 ha solely of Brownfield land, bordered by the 'Silkin Way' cycling route in the west and a junction with Bridgenorth road in the east. Existing internal road infrastructure is in place, providing easy access to the A442. The site is within walking distance to a District Centre and adjacent to a school. To the north is an industrial estate including a landfill site, of which the complete site falls within the 250m buffer. Part of the site is located within flood zone 2 and the site lies in a mining consideration area. Two Wildlife Sites are in close proximity to the east and north-west of the site.							
PDL	Brown	Development at the site could result in the loss of an existing employment area (Industrial Estate). Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, however mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. The site is predominantly previously developed land, development has the potential to improve green infrastructure on site. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as the site is predominantly previously developed land in the urban area, there is the potential for a minor positive effect on the landscape. The site lies partially within a Flood Risk Zone 2 area, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Sustainability comments									
Estimated Yield		Density	35 DpH	Site Size	7.292 ha	Net site area	70%	Approximate Yield	178
		Because of the size of the site and close proximity to a District Centre, a density of 35DpH is considered appropriate. A net site area of 70% is used as possible mitigation measures are needed for the location in flood zone 2 and a mining consideration area.							

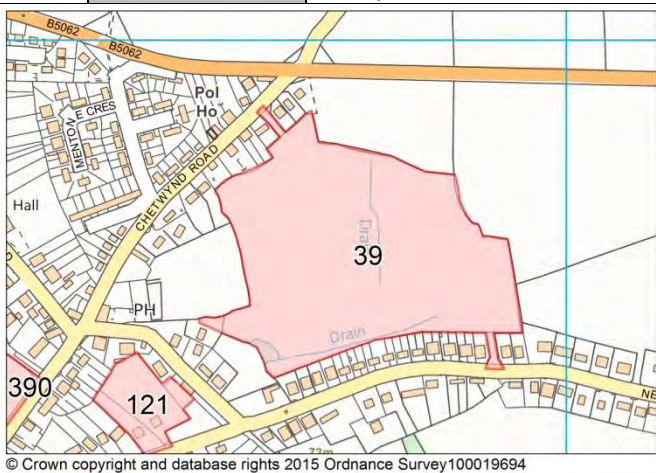
Phasing	10-15	As the site has a current use as an industrial estate and there are major constraints from adjacent sites, it is not likely for the site to come forward in the next 10 years.
Recommendation	Although the location of the site in proximity to a District Centre and Brownfield, there are major constraints that affect the viability of the site, which make this site unsuitable to come forward.	
Not suitable		

SHLAA ID		31		Site Address		Land off Grange Lane			
									
Description of the site		The site is a relatively small and triangular shape on the fringe of Telford. The site has previously been in use as part of the Granville Colliery and more recently the buildings on site have been used as a slaughter house. The site is remote and accessed via a narrow track.							
PDL	Brown								
Sustainability comments		It is uncertain whether this site is currently used for employment purposes. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site contains a small area of greenfield land however it is predominantly previously developed land, development has the potential for minor positive effects on landscape.							
Estimated Yield		Density	35 DpH	Site Size	0.693 ha	Net site area	90%	Approximate Yield	21
		The site is on the fringe of Telford and being relatively small a density of 35 and a net site area of 90 is assumed. There maybe unknown ground constraints through the sites previous uses that could bring these figures lower.							
Phasing		10-15		The site has very poor access which affects the viability of the site. The site may also need some clearance.					
Recommendation		Viability of the site is an issue which may hamper development. This is in part due to poor access to the site, which would also affect its suitability.							
Not suitable									

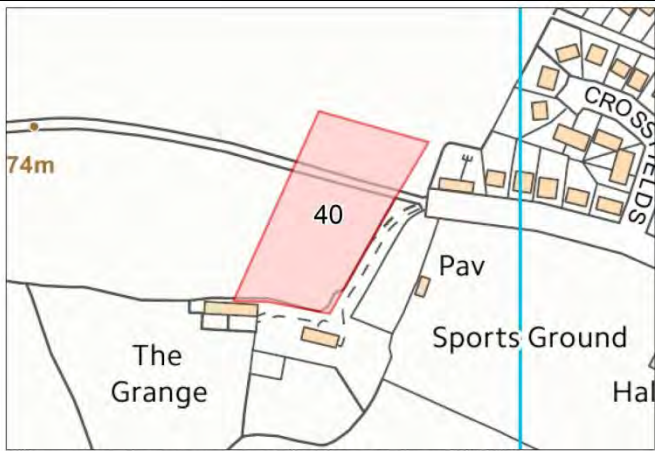
SHLAA ID		34		Site Address		Land adjoining Arleston House			
									
Description of the site		<ul style="list-style-type: none">• Garden Land• Greenfield• Rectangle• Appears level• Access to the site is provided by a narrow rural lane, impact on M54/A5 in terms of traffic as well as noise/air pollution on site• Site is located within rural area• Site is isolated and isn't near to any facilities, centres etc							
PDL	Green								
Sustainability comments		<p>There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is within reasonable walking distance to existing strategic footpaths.</p> <p>Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site is greenfield land in a settlement that lies in the AONB setting. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	20 DpH	Site Size	0.714 ha	Net site area	95%	Approximate Yield	13
		Site is in the rural area. A net site area of 95% is used as the site is smaller than 1 ha.							
Phasing		0-5		No major constraints require mitigation albeit access, therefore development could be delivered between 0-5years.					
Recommendation		Site has potential for development as there are no major constraints, although it is located in the open countryside and not in close proximity to services and facilities.							
Carried forward to the strategic fit stage									

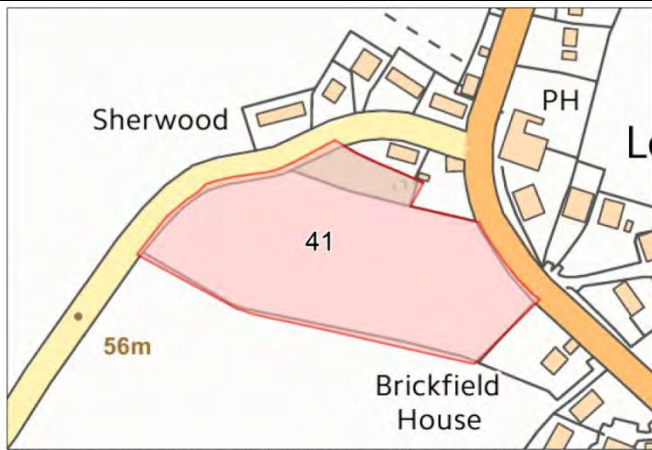
SHLAA ID		38		Site Address		Land at Flatt Pit Farm, Edgmond					
											
Description of the site		<p>The site is located on the western fringe of Edgmond village. The site comprises two sub parcels of land, in part, a number of existing buildings in residential and agricultural use. The rest of the site forms part of a larger parcel of open grassland that extends outwards to the north and west of the settlement. The site is regular in shape being rectangular and predominantly flat.</p>									
PDL	Mixed										
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing primary educational facilities. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings and a Conservation Area, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>									
Estimated Yield		Density	25 DpH	Site Size	1.1 Ha	Net site area	90%	Approximate Yield	25		
		<p>The site is located to the periphery of the village where existing development is less intensively laid out than more central locations. A relatively lower density in this village context that would ensure development would be in keeping with the character of the surroundings.</p> <p>The site is fairly regular in shape and topography. No other permanent features appear to exist on site (subject to excluding the existing buildings on site). Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. A small allowance (5%) has therefore been applied. In</p>									


	<p>addition, it is assumed, for the purposes of calculating the approximate yield, that the existing agricultural units would form part of any redevelopment as there could be potential for conflict between new and existing uses.</p>	
Phasing	0-5 years	<p>The site is of a size and characteristic that could support delivery in the short term, subject to site preparation. There is no evidence that any other obvious site constraints or viability concerns exist at this time.</p>
Recommendation	<p>There would appear to be no site-specific constraints other than the existing buildings on site that would undermine potential for housing on the site.</p>	
Carried forward to the strategic fit stage	<p>However, the northern portion of the site forms part of a larger open land area which raise some issues regarding privacy and security.</p>	


SHLAA ID		39		Site Address		Land between Chetwynd Road & Newport Road, Newport			
									
Description of the site		<p>The site is situated on the eastern fringe of Edgmond village. It is predominantly open grassland with a small number of existing trees on site, with hedgerows along most of the boundary. Part of the site is adjacent to existing properties along Newport Road and Chetwynd Road. The site is broadly flat with a gradual slope downwards from south to north. The site does not appear to have any obvious constraints that would prevent development on the site.</p>							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	30 DpH	Site Size	6.3 Ha	Net site area	65%	Approximate Yield	123
		<p>A relatively lower density in this village context that would ensure development would be in keeping with the character of the surroundings. Nonetheless, at nearly 7 hectares, the site would be expected to deliver a range of dwelling types of various sizes to meet local need and so the resulting overall density may increase slightly.</p> <p>A site of this size would also likely include other supporting land uses, including public open space and other facilities, thus reducing capacity of the site. An allowance of 35% is applied to the gross site area to indicate likely to developable area for housing. No evidence exists of any permanent features that would further reduce the site area.</p>							

Phasing	0-5 years	The scale and location of development would potentially necessitate some site preparation to facilitate development for instance provision of suitable access and improvements to the existing highway. Suitable lead-in times would therefore need to be applied to any timescale for delivery. There is no evidence that any other obvious site constraints or viability concerns exist at this time. However, due to the otherwise limited constraints on the site, delivery could begin in the early period but would continue into the medium term (5-10 years).
Recommendation	On the basis of available evidence, there are no obvious site-specific constraints to delivery of housing on this site. However, concerns have been expressed regarding the sustainability of the site. Scale of development would impact on the character and appearance of the village.	
Carried forward to the strategic fit stage		

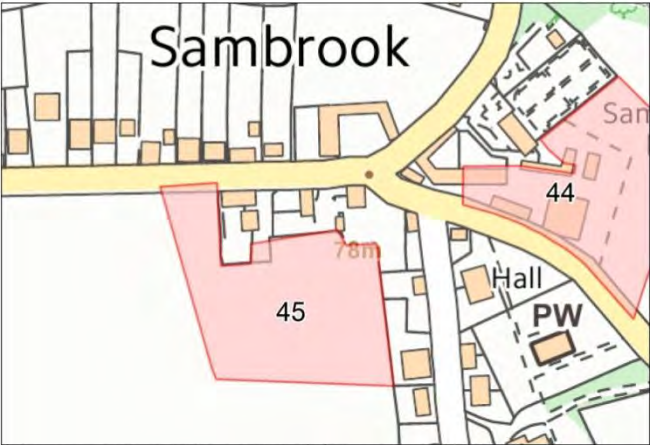
SHLAA ID		40		Site Address		North of Grange			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used as agricultural land• It is Greenfield• The site is a regular shape• The site is flat• There are no constraints to development• The site is in the rural village of High Ercall and occupies a remote and relatively isolated site in relation to the rest of the village.							
PDL	Green								
Sustainability comments		The site is located within the High Ercall Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic cycle routes. The site is within reasonable walking distance to existing strategic footpaths. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	30 DpH	Site Size	0.635 ha	Net site area	90%	Approximate Yield	17
		Density is low due to remote rural location; however the site is regular shape which enables good levels of development. The net site area is high due to the greenfield location of the site.							
Phasing		0-5 years		There are no constraints to development, it is a greenfield site and viability is likely to be high given the rural location.					
Recommendation		The site is on the edge of the village of High Ercall							
Carried forward to the strategic fit stage									

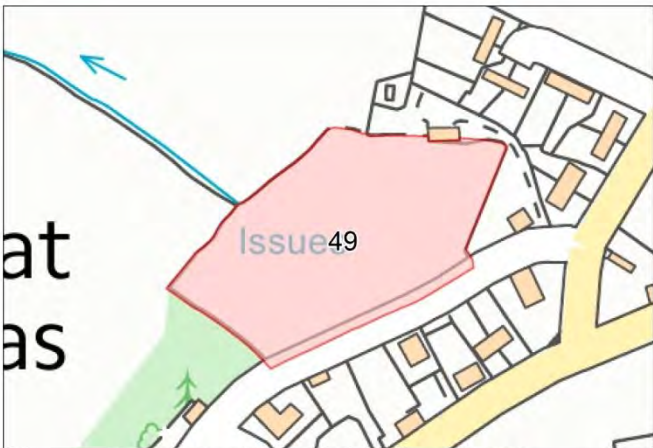
SHLAA ID		41		Site Address		Land West of Brickfield House			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used as grazing land• The site is an ex landfill (shown on GIS layer) so brownfield• The site is reasonably regular• The site is flat• The site is shown as ex landfill• The site is located in the rural village of Longdon-on-tern and provides opportunity for infill development in the village.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. The site is located within 200m of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	30 DpH	Site Size	1.586 ha	Net site area	90%	Approximate Yield	43
		Density is high for rural as the site provides opportunities for infill development in the rural area. The net site area is 90% as the site is a regular shape with good opportunities for access at both ends.							
Phasing		10-15		The site would come forward towards the back end of the plan due to the need to factor in any mitigation issues associated with the type of land fill (yet to be determined)					
Recommendation		Site previously used for landfill.							
Not suitable									


SHLAA ID		43	Site Address		Land east of Hanford Terrace - Site 4 Catbritch Lane					
										
Description of the site			<ul style="list-style-type: none">• The land is currently used for agriculture• It is Greenfield• The site is a regular shape• The land is flat• There are no physical constraints to development• The site is located in the rural area on the fringe of Waters Upton							
PDL		Green								
Sustainability comments			Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to existing development, development has the potential for a minor negative effect on the landscape.							
Estimated Yield			Density	25 DpH	Site Size	1.833 ha	Net site area	90%	Approximate Yield	41
			Density has been chosen due to rural location, lack of access to services and poor public transport provision. Net site area is based on the site being a regular shape, greenfield with no constraints.							
Phasing			5 – 10		The site is greenfield and in a rural location which improves viability					
Recommendation			The site is greenfield, in rural area and has no physical constraints. It therefore has potential for development, although it is not well connected with important services and facilities and development of the site would significantly impact the character of the village.							
Carried forward to the strategic fit stage										

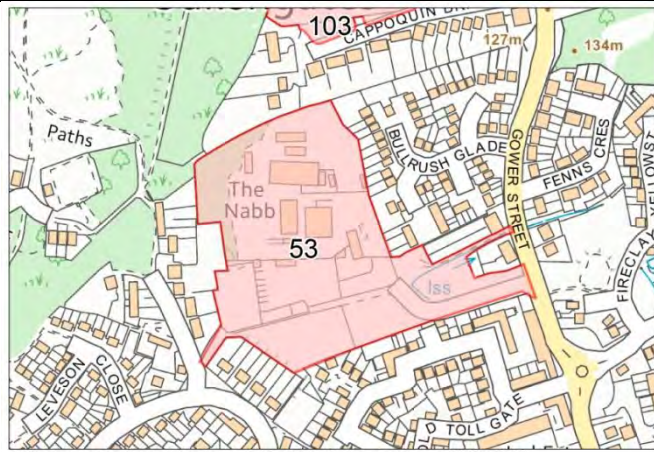
SHLAA ID		44		Site Address		Sambrook Hall Farmstead, Sambrook			
									
Description of the site		The site is situated on the eastern edge of Sambrook village. The site comprises land and buildings that are associated with an existing agricultural use. The site therefore has greenfield status. The land also forms part of the setting for the adjacent listed building (Sambrook Hall) The main constraints are therefore the heritage impact of development and the existing buildings on site. The site is not located in close proximity to any local facilities. Planning application W2006/1318 has now expired.							
PDL	Mixed								
Sustainability comments		Development at the site could result in the loss of existing employment land. Development may hinder future access to and use of mineral resources. The site is located within the Sambrook Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	25 DpH	Site Size	0.7 Ha	Net site area	95%	Approximate Yield	16
		A relatively lower density in this village context that would ensure development would be in keeping with the character of the surroundings. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. A small allowance (5%) has therefore been applied.							
Phasing		5 -10 years		The site currently comprises a range of agricultural buildings located in the village. The site would need to be cleared/converted to achieve residential developments.					

Recommendation	The site could be brought forward for development, but would need to take into account the potential heritage impacts on the setting of the adjacent listed building. However, there are a number of sustainability issues that affect the site, primarily the lack of proximity to a range of services and facilities.
Not suitable	


SHLAA ID		45		Site Address		Land south of 13 Sambrook, Sambrook			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		The site is located to the rear of existing properties to the west of Damford Lane, Sambrook. The site comprises agricultural land in current use. The site is regular in shape and relatively flat and open in aspect. No obvious site constraints, other than overhead lines that run across the southern edge of the site. The site is not located in close proximity to any local facilities.							
PDL	Green								
Sustainability comments		The site is located within the Sambrook Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	0.9 ha	Net site area	90%	Approximate Yield	20
		A relatively lower density in this village context that would ensure development would be in keeping with the character of the surroundings. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area, as well as potential for some public open space on site. A small allowance (10%) has therefore been applied.							
Phasing		5-10 years		This is a greenfield site within the rural area. Although the SHLAA Viability Study suggests the site is developable, there do not appear to be any obvious site constraints that would prevent development.					
Recommendation		Development of the site would extend the settlement boundary of Sambrook village into the surrounding countryside. It would also result in the loss of agricultural land that is currently being farmed.							
Not suitable									

SHLAA ID		49		Site Address		Land at The Old Smithy Waters Upton			
									
Description of the site		The site is located in the village of Great Bolas, about a mile and half from Waters Upton. The site is formed of a large parcel of grassland. The gradient of the site slopes gently from south to north, providing good views to the north, though these are partly screened along the northern boundary by a hedgerow. The nearest services and facilities are located in Waters Upton. No obvious site-specific constraints exist based on available evidence.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	0.95 ha	Net site area	90%	Approximate Yield	21
		A relatively lower density in this village context that would ensure development would be in keeping with the character of the surroundings.							
		Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area, as well as potential for some public open space on site. A small allowance (10%) has therefore been applied.							
Phasing		5-10		The site is on a reasonable gradient and access issues could prove problematic.					
Recommendation		The site is located outside of a suitable settlement and forms open land that is isolated from existing services. Consequently, the development of this site would significantly expand Great Bolas village, impacting on its rural character and appearance. Access to and from the site the main site-specific constraint affecting the deliverability of the site.							
Not suitable									


SHLAA ID		51		Site Address		Land east of Rowton			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agriculture• The site is greenfield• The site is a regular oblong• The site is flat• There is a gas pipeline running through the bottom portion of the site and the site falls into a gas pipeline buffer zone.• The site is remote from but located close to the settlement of Rowton in the rural area.							
PDL	Green								
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	1.47 ha	Net site area	85%	Approximate Yield	31
		Density has been determined by the remote rural location of the site, lack of access to services and poor public transport opportunities. The net site area has been determined by the relative lack of physical constraints other than the existence of a gas pipeline through the site.							
Phasing		10-15 years		Major constraint with the existence of a gas pipeline. This may have to be relocated to allow the development to go ahead.					
Recommendation		The site is not suitable due to a major constraint of the site falling wholly within the buffer of gas pipeline with the pipeline going through the site.							
Not suitable									

SHLAA ID		53		Site Address		Land off Gower St, St Georges			
									
Description of the site		<p>The site is currently occupied by an industrial estate including large garden supply company and stores a variety of mostly timber products. There is good existing access onto Gower Street. St Georges local centre is in close proximity to the site. Prior to this the site has other industrial uses including in conjunction with the railway. There are historic mine shafts on the site. The site was granted outline planning permission for residential development in 2012. This has yet to be followed up by a reserved matters application.</p>							
PDL	Brown								
Sustainability comments		<p>Development at the site could result in the loss of existing employment land. Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is adjacent to a local Wildlife Site and development has the potential for negative effects through increased noise and light pollution and disturbance, though there is an element of uncertainty until site level details arise. Development at the site could result in the loss of small areas of green infrastructure, a very small area of which is within the Green Network, however if development were to avoid these small areas the significance of the effect could be reduced. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land, with the potential for minor positive effects on townscape.</p>							
Estimated Yield		Density	35 DpH	Site Size	3.679 ha	Net site area	85%	Approximate Yield	109
		<p>The site has a number of physical constraints due to it being brownfield, which may require a stand off area. Therefore the density and net site area would be lower than normally expected of a site of this size in the urban area. This is mitigated however by the fact that the site already has an existing access and is in close proximity to a local centre.</p>							
Phasing		5-10			<p>Due to the site being brownfield, there are physical constraints that will need addressing. This is highlighted by the fact the site</p>				


Recommendation	The site is already benefits from planning permission. However this development has not yet come forward and the site is still occupied. This may be due to constraints that need to be remedied affecting viability.
Carried forward to the strategic fit stage	


SHLAA ID		54	Site Address		Land adjacent to railway and opposite sports ground					
										
Description of the site			<ul style="list-style-type: none">• The land is currently used for agricultural purposes• The site is Greenfield• The site is linear running adjacent to the railway• The site is flat• Approximately half of the site is covered by a mineral consideration area• The site is remotely located in the rural area between Walcott and Admaston							
PDL		Green								
Sustainability comments			Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land close to the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield			Density	25 DpH	Site Size	2.346 ha	Net site area	75%	Approximate Yield	44
			The site density has been determined by the size of the site, poor opportunities for public transport and lack of access to services and facilities. The net site area has been determined by the need to provide a buffer zone between the railway and development.							
Phasing			5-10 years		The site is in a remote location, difficult to service with public transport and is served by poor road networks.					
Recommendation			The site is a remote location and therefore not considered suitable.							
Not suitable										

SHLAA ID	55	Site Address	Land adjacent to railway and opposite sports ground						
Description of the site		<ul style="list-style-type: none"> • The site is currently used for agriculture. • The site is greenfield • The site is a regular oblong • The site is flat • There are no major physical constraints to development other than the narrowness of the site and the need to provide a buffer with the railway which could affect viability. • The site is remotely located in the rural area with poor road access, poor opportunity for public transport and poor access to services and facilities. 							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land close to the urban area, development has the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	25 DpH	Site Size	1.51 ha	Net site area	75%	Approximate Yield	28
		<p>Site density has been determined by poor access to services, facilities and opportunities for public transport.</p> <p>Net site area has been determined by the narrow shape of the site and the need to provide a buffer against the railway.</p>							
Phasing		10-15 years		The site is in a remote location, difficult to service with public transport and is served by poor road networks.					
Recommendation		The site is remote and therefore not considered suitable.							
Not suitable									

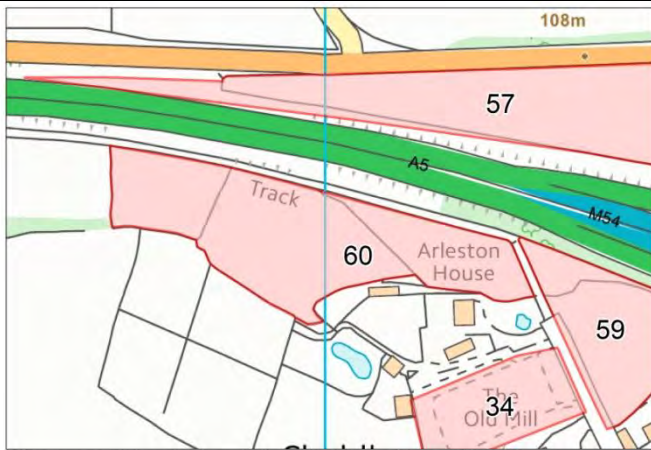
SHLAA ID	56, 628	Site Address	Land adjoining Haygate Road, Wellington
			
Description of the site		<ul style="list-style-type: none"> • Greenfield • Together forms a rectangle • Constraints – a small number of trees, hedge and road junction opposite, cricket ground adjacent may require buffer • Site is located in Urban Fringe • Site is adjacent to a Historic Park and Garden 	
PDL	Green		
Sustainability comments		<p>The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to a Historic Park and Garden, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2).</p> <p>The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape. The site is adjacent to a Registered Historic Park and Garden, development will require sensitive and responsive design, mitigation provided through the Local</p>	

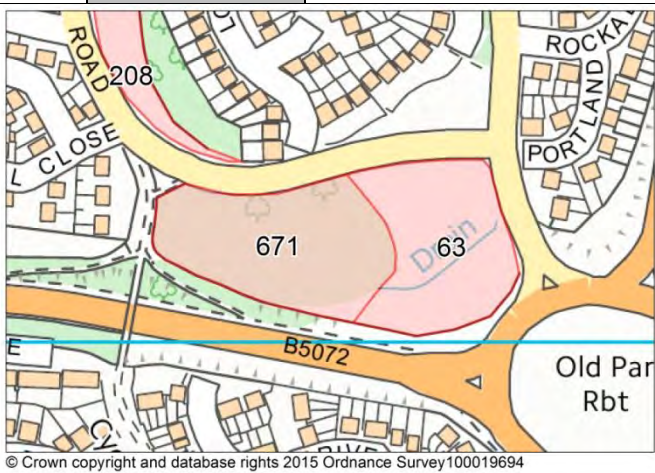
	Plan should ensure that there will be no significant major negative effects, however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.							
Estimated Yield	Density	35 DpH	Site Size	4.632 ha	Net site area	70%	Approximate Yield	113
	Net site area reduced from to 70% as the sites may require a buffer away from cricket ground and retention of some hedges and trees.							
Phasing	0-5		Little constraints to delay deliverability					
Recommendation	The site has potential for development, although there are landscape and heritage constraints that need to be addressed.							
Carried forward to the strategic fit stage								

SHLAA ID		57		Site Address		Land north west of M54 Junction 7			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		<ul style="list-style-type: none">• Site is agricultural and is level• Site is triangular shaped• Constraints nearby highways, impact on roads, existing trees• Located in rural area, fairly isolated.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities and strategic cycle routes. The site is within reasonable walking distance to existing strategic footpaths and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects for new residents; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	3.747 ha	Net site area	65%	Approximate Yield	60
		The site is rural and the net site area has been reduced to address trees and the shape of site							
Phasing		0-5 years		No serious constraints that would delay development					
Recommendation		It is noted that the site is in an isolated location and is noise sensitive given its proximity to the motorway.							
Carried forward to the strategic fit stage									


SHLAA ID	59, 623	Site Address	Land east of Arleston House
			
Description of the site		<ul style="list-style-type: none"> • Sites are vacant greenfield. • Sites are triangular and level • Constraints are trees, impact on highways, nearby motorway. • Site is located in the rural area 	
PDL	Green		
Sustainability comments		<p>59: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities and strategic cycle routes. The site is within reasonable walking distance to existing strategic footpaths and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects for new residents; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site is greenfield land in a settlement that lies in the AONB setting. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p> <p>623: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects for new residents; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside</p>	

	of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site is greenfield land in a settlement that lies in the AONB setting.							
Estimated Yield	Density	25 DpH	Site Size	1.415 ha	Net site area	75%	Approximate Yield	26
	The site is rural and the net site area has been decreased to address trees on the site and a possible buffer to the motorway.							
Phasing	0-5 years		No issues cause delay					
Recommendation	It is noted that the site is in an isolated location and is noise sensitive given its proximity to the motorway.							
Carried forward to the strategic fit stage								


SHLAA ID		60		Site Address		Land north of Arleston House			
						 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>			
Description of the site		<ul style="list-style-type: none">• Vacant greenfield• Irregular shape• Land appears level• Constraints – no direct road access, existing nearby lane is narrow and single track. A track runs alongside the northern boundary, trees exist on site.• Located in rural area. Impact on and from A5/M54 immediately north.• Fairly isolated							
PDL	Green								
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects for new residents; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is greenfield land in a settlement that lies in the AONB setting.							
Estimated Yield		Density	25 DpH	Site Size	2.065 ha	Net site area	85%	Approximate Yield	43
		The site is rural. It may require some buffer from A5/m54 so net site areas will decrease to 85%							
Phasing		0-5 years		Constraints – road access					
Recommendation		It is noted that the site is in an isolated location and is noise sensitive given its proximity to the motorway.							
Carried forward to the strategic fit stage									

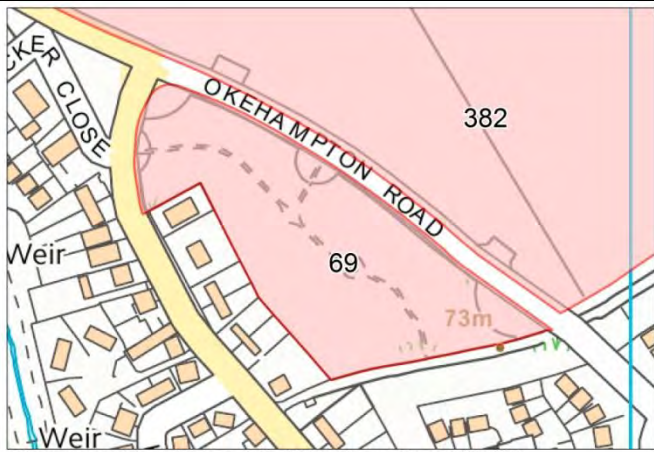
SHLAA ID		63, 671		Site Address		Land at Old Park Roundabout, Land off Rock Road - Site 3			
									
Description of the site		<p>The sites are neighbouring each other and are likely to be developed together. Therefore they are assessed as being one site. It is located adjacent to Old Park Roundabout in Telford Urban Area, bordered by the B5072 in the south and within cycling distance to Telford Town Centre. The site is Greenfield and currently forms a buffer between the B5072 to the south and residential development surrounding the sites. Apart from the site being in Mining Consideration Area there are no constraints to the site.</p>							
PDL	Green								
Sustainability comments		<p>63: Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.</p> <p>671: Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.</p>							
Estimated Yield		Density	40 DpH	Site Size	1.438 ha	Net site area	90%	Approximate Yield	45

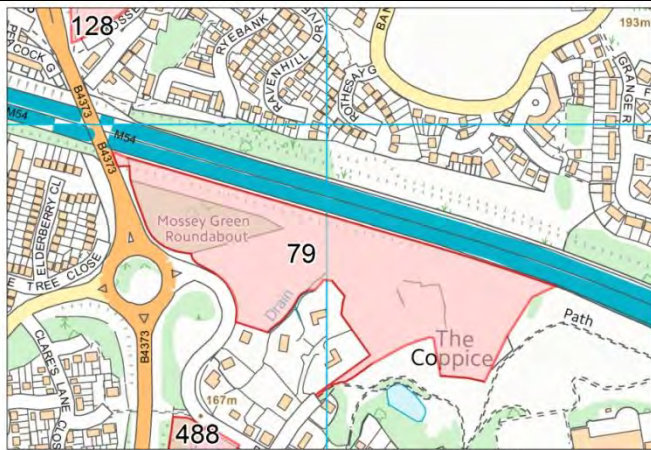
	The sites are well connected, located in a central area in Telford which justifies a density of 40DpH. Due to the size of the sites and limited constraints, a net site area of 90% is justified	
Phasing	0-5	Due to the size of the site and the absence of major constraints, the site could come forward in the short term.
Recommendation	As no major constraints apply to this site, the site is has potential to come forward.	
Carried forward to the strategic fit stage		

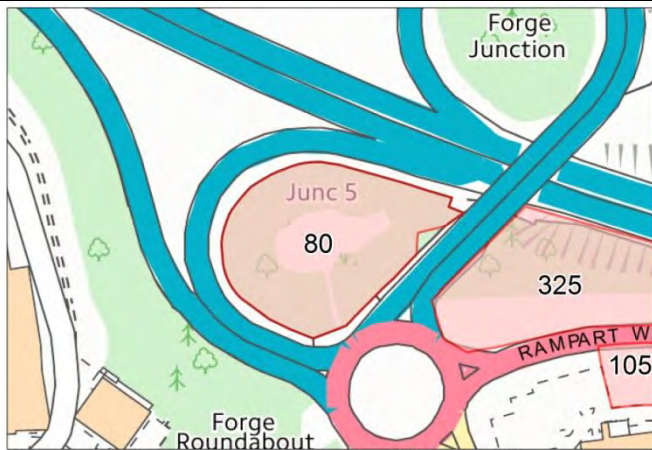
SHLAA ID		65		Site Address		Land off Majestic way, Aqueduct			
									
Description of the site		<ul style="list-style-type: none">Currently the land does not have any use and is just sloping fields.The land is Greenfield land.The land is slightly curved in shape as Majestic way has dictated the shape of the site.Topography appears to be sloping and uneven.The constraints that site presents are it is located within 250m landfill buffer of a landfill site.The site is well connected and the Aqueduct Primary school is nearby.A local centre is located nearby and also recreation facilities. Other habitats such as streams and pools enhance the environment.							
PDL	Green								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure partially within the Green Network, though it is recognised that if development were to avoid this area then the significance of the negative effects could be reduced. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.							
Estimated Yield		Density	30 DpH	Site Size	2.553 ha	Net site area	60%	Approximate Yield	45
		Although the site is close to a number of schools it is some distance from a district centre and therefore a density of 30 is considered. It has been given a net site area of 75% due to the size of the site, the slightly irregular shape and the fact that some landscaping features may be retained.							
Phasing		0-5		Due to the lack of constraints to this site and the fact that it is well connected with transport infrastructure and facilities I think that this site would be delivered within 5 years.					

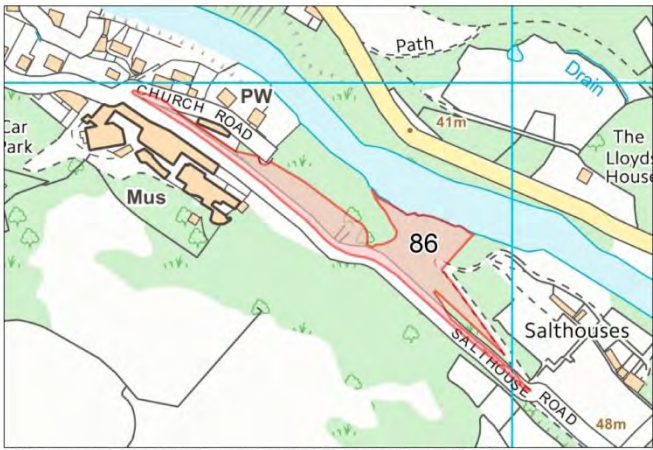
Recommendation	The site is located opposite housing which is already well established, the site is located next to a main road which is the Ironbridge bypass and there should be no issues connecting the site. There are also primary schools such as Aqueduct Primary school and Madeley Academy located within close proximity.
Carried forward to the strategic fit stage	

SHLAA ID		67		Site Address		Land between Holyhead Road and Ley Brook			
									
Description of the site		The site is a narrow strip of scrub land in a V shape. At some points the site is less than 10m wide. To the east the site is bounded by a large verge which, as well as this part of the site, is covered by trees.							
PDL	Green								
Sustainability comments		Development at this site may hinder future access to and use of mineral resources, and could result in the loss of green infrastructure (outside of the green network). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is adjacent to a moderately large roundabout which inhibits access to safe and permeable footpaths, however the site does have good access to the existing strategic cycle network, and bus route which can enhance access to the local centre services and facilities which are currently beyond reasonable walking distance. The site is within reasonable walking distance to a secondary school, but not a primary school. The site is within reasonable walking distance of existing recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	0.541 ha	Net site area	50%	Approximate Yield	9
		Due to issues the site has with its size and shape, it would prove difficult to gain an access and fit dwellings on the site. Therefore a low density is considered appropriate for the site. The net site area also reflects this.							
Phasing		10-15 years		As the site is a small site within the urban area it could be considered this could be delivered early in the plan period. However due to its size, shape and position it is considered that it would be difficult to get development on the site therefore affecting viability.					
Recommendation		Due to its shape, size and position it is considered difficult to get viable development on the site. Therefore the site is considered not suitable.							
Not suitable									

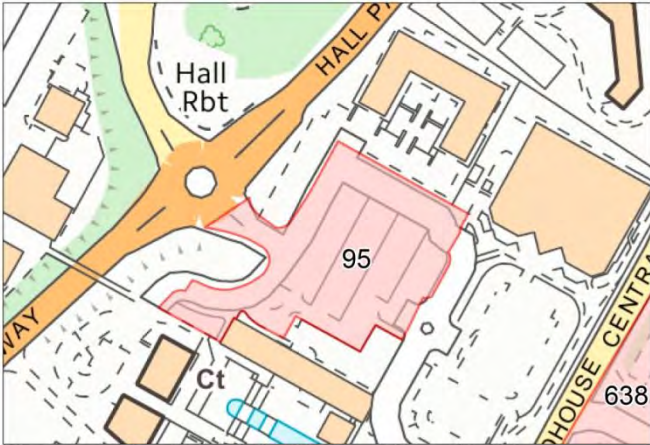
SHLAA ID		69		Site Address		Land at Okehampton Road			
									
Description of the site		<ul style="list-style-type: none">Area of open space - Greenfield in green networkSite is irregular but levelMay have to accommodate or relocate public walk area, design set back from existing properties.							
PDL	Green	<ul style="list-style-type: none">Located in urban areaNot too far from existing local centres and school in Leegomery, Hadley and Trench							
Sustainability comments		Development at this site may hinder future access to and use of mineral resources, and could result in the loss of green infrastructure within the green network. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and educational facilities. The site is within reasonable walking distance however to local centre services and facilities, strategic footpaths, strategic cycle routes and recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Leegomery Roundabout.							
Estimated Yield		Density	45 DpH	Site Size	1.651 ha	Net site area	85%	Approximate Yield	63
		Site lies south of a site that has consent for a high density housing development and is located near to centres, schools, public transport							
		Net site area has been decreased to 85% to accommodate nearby housing and possible re-location of public open space area.							
Phasing		0-5 years		No issues considered to delay deliverability					
Recommendation		Site has potential as there are few obvious constraints							
Carried forward to the strategic fit stage									

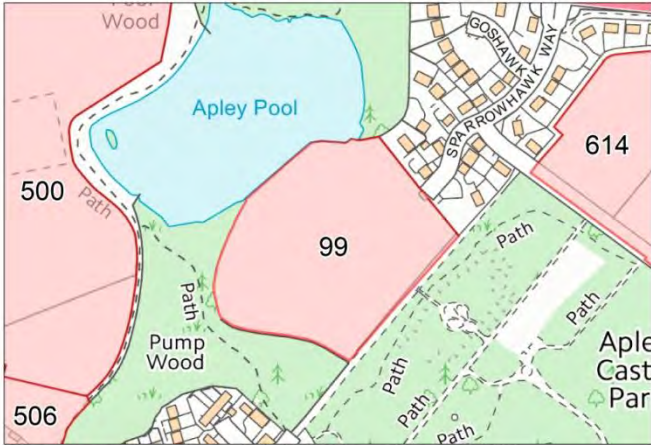
SHLAA ID		79		Site Address		Land south of M54, Park Lane, Old Park			
									
Description of the site		This site currently functions as green space and stretches south of the M54 in Telford urban area and has located housing in the past. East of the site is a Retail Park and Telford Town Centre is within close proximity. South of the site is an existing residential area. The sit is on a slope down to the highway. Apart from a buffer to the M54 and the site being in a mining consideration area, there are no major constraints to development.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is adjacent to the motorway, which may cause health related issues and disturbance for any new residents, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 13. The site is adjacent to an existing recreational area. Development at the site would result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014).							
Estimated Yield		Density	35 DpH	Site Size	4.934 ha	Net site area	50%	Approximate Yield	86
		A density of 35 DpH is seen as realistic as the site is in reasonably close proximity to shops and services. Not all the land could be developed as a buffer to the M54 is required and the site is on a slope, which justifies a net site area of 50%.							
Phasing		5-10		Due to its size the site and absence of constraints the site is likely to come forward in 5-10 years.					
Recommendation		The site is noise sensitive given its proximity to the motorway but could be considered for development.							
Carried forward to the strategic fit stage									

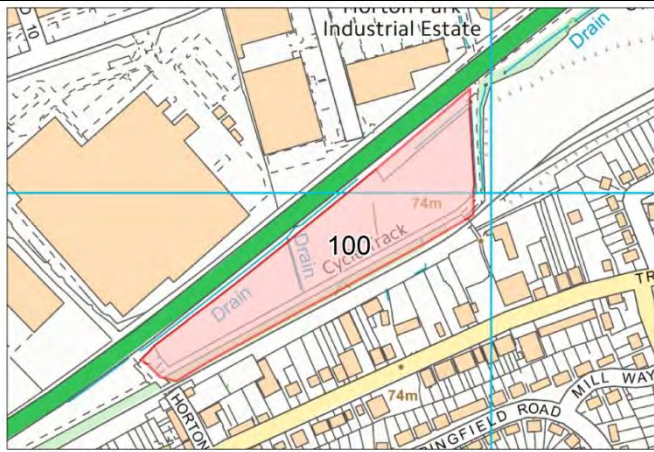
SHLAA ID		80		Site Address		Land at Forge Junction			
									
Description of the site		The site of 1.2ha is located in a junction of the M54 not adjacent to any existing residential development. Telford Town Centre is in close proximity of the site and a railway station is within walking distance to the east. The site has a circular shape following the road of the junction but has no road access. It is an undeveloped site consisting of open space and trees. The site is in a mining consideration area and has no other constraints.							
PDL	Green								
Sustainability comments		This site is enclosed by motorway slip roads, safe and appropriate access to the site may be difficult to achieve, and there may also be negative effects for the safety of new residents traversing the site, and mitigation could be difficult and expensive, especially given the size of the site. Development at the site could hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. Although the site is within reasonable walking distance of existing public transport modes, town centre services and facilities, primary educational facilities and strategic cycle routes, the surrounding busy roads that enclose the site are likely to create barriers to safe movement, thus creating minor negative effects against accessibility and neighbouring land uses. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.							
Estimated Yield		Density	60 DpH	Site Size	1.209	Net site area	60%	Approximate Yield	43
		As the site is in close proximity to the Town Centre and a railway station, a density of 60 DpH is used. As a buffer to and alterations to the junction of the M54 are required, a net site area of 60% is expected.							
Phasing		10-15 years		The site needs major alterations to existing highway infrastructure and is therefore phased for the long term.					
Recommendation		The site does not link to existing residential development and is located in an inaccessible location and is therefore considered not suitable.							
Not suitable									

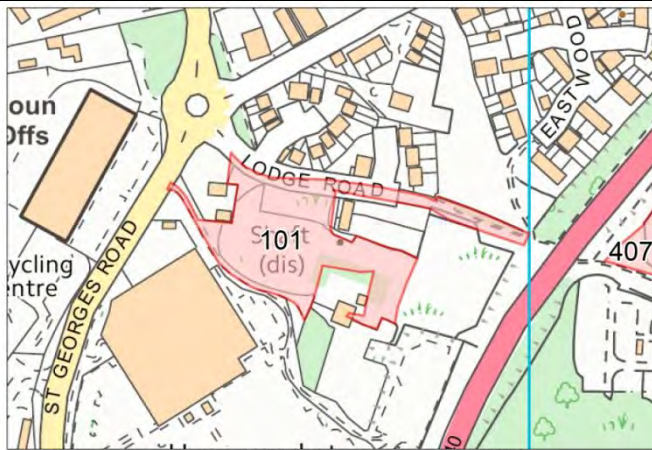
SHLAA ID	86	Site Address	Land off Church Road, Jackfield Slip
			
Description of the site		<ul style="list-style-type: none"> This site is a strip of land that is located on the edge and runs along Salt House Road. The site is 0.95 hectares, it very long and narrow with jagged edges. Currently the site is home to woodland and is placed within the green network. Previously the site was used for mining, thus it designated as Brownfield land. The topography of the site is very narrow and quite steep. The main constraint to developing on the site are due to the topography of the site where it is very steep, there has been previous applications on the site to stabilise the ground to stop it from subsiding. The site is located in the Seven Gorge conservation area where there will be constraints to the types and the amount of dwellings developed on the site. The site is also situated within a world heritage site, an area of special landscape character, a wildlife site, a flood zone 2 area and a flood zone 3 area. The site located is located in an urban area of Ironbridge . 	
PDL	Brown		
Sustainability comments		<p>Development at the site may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to exiting public transport modes (buses and trains), local centre services and facilities, primary educational facilities and recreational space. The site is within reasonable walking distance to existing secondary educational facilities and strategic footpaths and cycle routes. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high sensitivity to housing development, and is greenfield land. The site lies within a Conservation Area and World Heritage Site and is adjacent to two Listed Buildings, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect. The site lies within Flood Risk Zones 2 and 3,</p>	

	development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield	Density	30 DpH	Site Size	0.95 ha	Net site area	75%	Approximate Yield	21
	<p>The site can produce a yield of 21 dwellings, area where it is located there is a mixture of tourism related properties and residential dwellings to the west.</p> <p>Due to the varied constraints this site presents it has been given a lower net site area. Due to where the site is located it will cost a significant amount of money to create infrastructure, access and utilities for this site.</p>							
Phasing	Over 10 years		Due to the technical issues and the finical costs associated with this site it is possible that a site of this size would take this long to develop.					
Recommendation	Due to the size of the site and constraints related to it I would not recommend this site for approval. The issues relating to the instability of the ground can possible raise issues in regard to further land subsidence if dwellings were built on it. The cost of trying to stabilise the ground, protect the land from flooding and create access to the site will be costly which would not make this site viable for development.							
Not suitable								

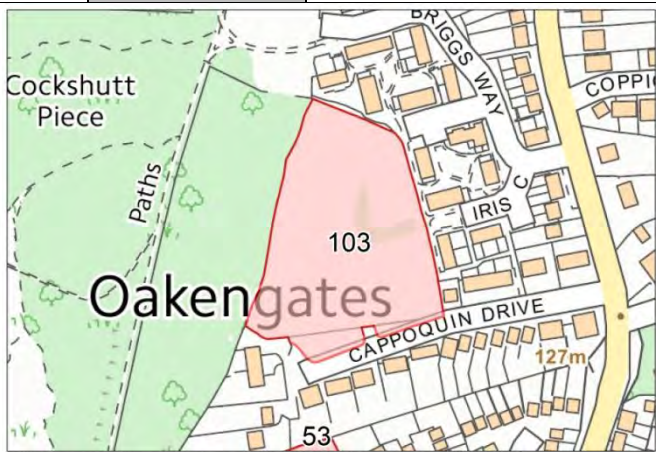
SHLAA ID	95	Site Address	Hall Park car park off Hall Park Way						
									
Description of the site		The site of approximately 1 ha is currently a car park located in Telford Town Centre, surrounded by retail, service and other Town Centre uses. There is no other residential development in close proximity. There are two mineshafts on the site and it falls within a mining consideration area.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, town centre services and facilities, and strategic footpaths and cycle routes. The site is beyond reasonable walking distance to existing train services, educational facilities and recreational space. Development could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate previously developed land in an urban area, with the potential for minor positive effects on the townscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.							
Estimated Yield		Density	75 DpH	Site Size	0.997	Net site area	75%	Approximate Yield	56
		Due to the Town Centre location, a density of 75 DpH is expected. As access to surrounding development is provided through the site and the mineshafts on the site, a net site area of 75% is considered realistic.							
Phasing		5-10 years		Although it is a small site its development would have major implications on the area and would therefore come forward in the medium long term.					
Recommendation		As there are no major constraints that could not possibly be mitigated the site could potentially be developed.							
Carried forward to the strategic fit stage									

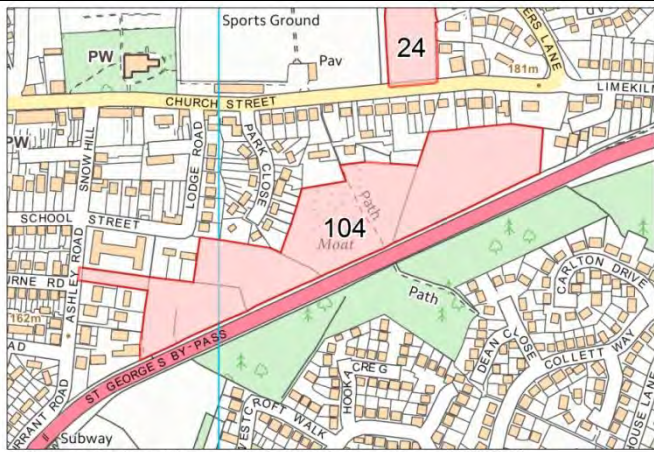
SHLAA ID		99		Site Address		Land north of Apley Castle off Sparrowhawk Way			
									
Description of the site		<ul style="list-style-type: none">Green Network and GreenfieldIrregular shaped piece of landLand is level and lies adjacent Apley Pool, public footpaths and Apley Castle Park and Pump Wood.							
PDL	Green	<ul style="list-style-type: none">No existing road access however there is potential to create one off Sparrowhawk Way.Park/Garden Monument LayerSite is bound by trees and contains a number of trees on site.Site is located in urban area.Located near to Princess Royal Hospital and Leegomery Local Centre							
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape.							
Estimated Yield		Density	40 DpH	Site Size	2.796 ha	Net site area	70%	Approximate Yield	78
		Chosen 40DpH to address shape of site and character of the area. It is located near centre, good public transport and is expected to contain a proportion of apartments.							
		Net site area has been decreased to 70% to address physical features, footpaths on the boundary, Apley Pool, existing trees and adjacent woods.							
Phasing		0-5 years		No significant issues that would cause delay with deliverability.					
Recommendation		As there are no major constraints the site could potentially be developed.							
Carried forward to the strategic fit stage									

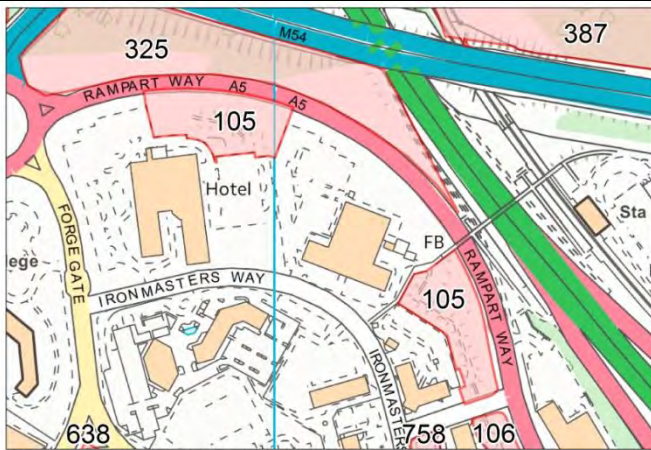
SHLAA ID	100	Site Address	Land Off Horton Road					
								
Description of the site		The site is a long narrow strip that runs alongside the A518. With the A518 to the north, the rail track to the rail freight depot and a cycle path is to the south. The site is currently used for grazing land. Part of the site is covered by both flood zones 2 and 3. The site is within the urban area on the edge of Hortonwood industrial estate. The site has no direct access onto the A518.						
PDL	Green							
Sustainability comments		<p>The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site contains a cycle track, it is recommended that this is retained in new development on site.</p> <p>Development at the site would result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. The site also contains an area of flood risk (Zones 2 and 3) development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>						
Estimated Yield	Density	45	Site Size	2.159	Net site area	50%	Approximate Yield	48
	DpH			ha				
<p>The site is a small site within the urban area of Telford, and therefore a relatively high density is assumed. Due to the site being mostly covered by flood zones, narrow and needing an access either onto the A518 or across the railway the net site area is low.</p>								
Phasing		10-15 years	Due to issues over flooding and access, the site is unlikely to be viable for residential development in the near future.					
Recommendation		Due to issues with flooding and access, the site is unlikely to be viable of suitable for allocation.						
Not suitable								

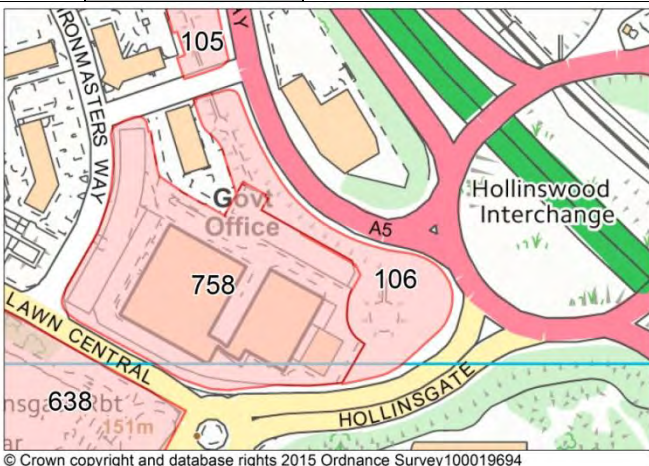
SHLAA ID		101		Site Address		Land at Lodge Road			
									
Description of the site		The site is mainly square with several small arms coming off it. Lodge Road is a narrow road which serves some small modern residential estates as well as some older traditional properties. There is also potential access onto St Georges Road via a narrow strip of the site. The site sits behind ASDA at Donnington Wood. There are several historic mineshafts on the site. Vegetation and trees currently cover the site.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing bus services, secondary educational facilities and strategic cycle routes. The site is within 200m of a Local Wildlife Site, however given the mitigation provided through the Local Plan and the presence of a roundabout acting as a barrier between the development site and the wildlife site it is considered unlikely that there will be any significant negative effects; potential for a residual neutral effect against SA Objective 18 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	0.892 ha	Net site area	70%	Approximate Yield	21
		The site is a small with small sections coming off it. As there are also mineshafts on the site and the need to include an adequate access, the net site area is low. Due to the site size and its location in the urban area, a density of 35 is assumed.							
Phasing		5-10		Due to the mineshafts on the site and the need to improve the access, it is considered the site could be available midway through the plan.					

Recommendation	As a brownfield site in the urban area, the site is considered to have potential for development. Constraints on the site will need mitigating before development is delivered.
Carried forward to the strategic fit stage	

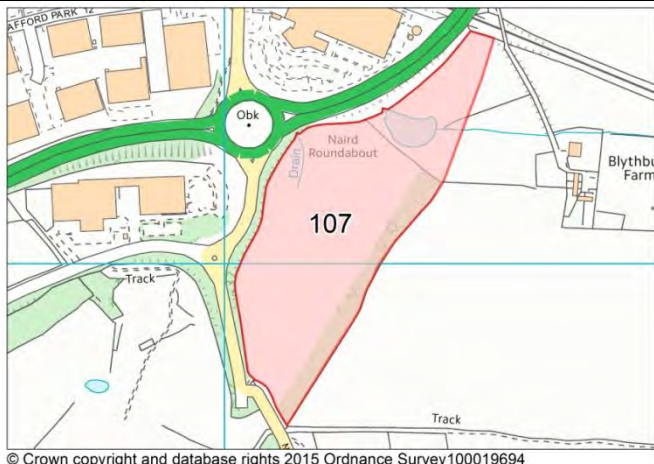
SHLAA ID		103		Site Address		Land Off Cappoquin Drive			
									
Description of the site		The site is a greenfield on the edge of Wrockwardine Wood and Cockshutt Piece which is a local wildlife site. There is direct access onto Cappoquin Drive. The site is rough grassland with some smaller patches of trees and vegetation. The site is within the urban area, however is not in close proximity to any centres.							
PDL	Green								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and strategic footpaths. The site is adjacent to a local Wildlife Site; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is still the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	1.522 ha	Net site area	80%	Approximate Yield	42
		As the site is a smaller site within the urban area, but not in close proximity to a centre, a density of 35 is considered appropriate. As a greenfield site with relatively good access, the site has the potential for a high net site area. The net site area is however slightly lower to make allowance for any stand off or mitigation needed due to the adjacent wildlife site.							
Phasing		0-5 Years		As a greenfield site with relatively few constraints, it is considered that the site could be delivered early in the plan period.					
Recommendation		As a greenfield site with relatively few constraints, within the urban area, the site has potential for development.							
Carried forward to the strategic fit stage									

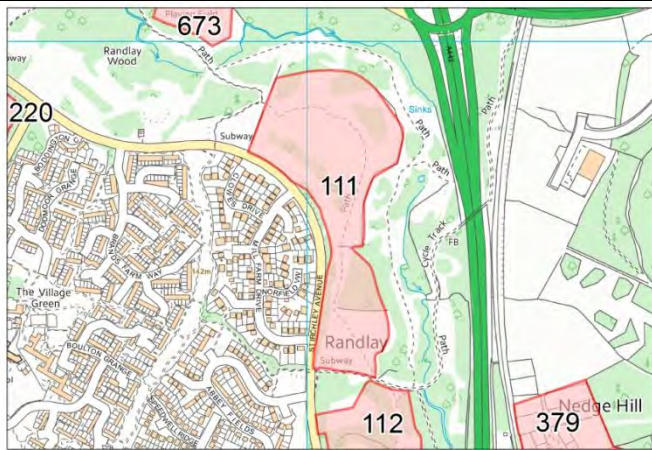
SHLAA ID		104		Site Address		Land off Telford Way			
		 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>							
Description of the site		A long narrow greenfield site that runs along the northern side of the St Georges by-pass (A5). The site is bounded by residential development to the north and has a potential access point to the west onto Ashley Road. A public footpath crosses the middle of the site. The site has a gentle slope from the north eastern side. There is some sunken parts to the site which maybe due to a former moat on the site, although this does not have any formal protection. The site is within the urban area and is between 300 and 750m from St Georges local centre.							
PDL	Green								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing local centre services and facilities and recreational space. The site is beyond reasonable walking distance to existing public transport services (buses and trains), educational facilities and strategic footpaths and cycle routes. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints around Limekiln Bank Roundabout.							
Estimated Yield		Density	40	Site Size	3.878	Net site area	90%	Approximate Yield	139
		DpH			ha				
		As a greenfield site within the urban area with little constraints, the site is considered to have a higher net site area. The site is in close proximity to St Georges local centre but is some distance from larger district centres, therefore a density of 40 is assumed.							
Phasing		0-5 Years		As a greenfield site within the urban area with few constraints, it is considered the site could be delivered early in the plan period.					
Recommendation		As a greenfield site within the urban area with few constraints it is considered the site could potentially be developed.							
Carried forward to the strategic fit stage									

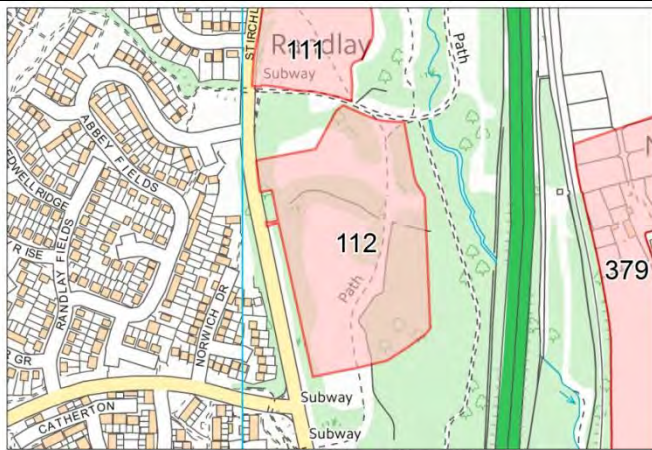
SHLAA ID		105		Site Address		Rampart Way North			
									
Description of the site		The two sites are located on Rampart Way in Telford Town Centre, adjacent to a hotel and office buildings and in close proximity to the M54 and a railway station. The sites have not previously been developed, are regular shaped and or of uneven level. There is no other residential development in close proximity. Both the sites fall partly within the 250m buffer of a landfill site, north of the M54. The site is in a mining consideration area.							
PDL	Green								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, and strategic footpaths and cycle routes. The site is beyond reasonable walking distance to existing educational facilities and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.							
Estimated Yield		Density	60 DpH	Site Size	1.146 ha	Net site area	70%	Approximate Yield	48
		Due to the Town Centre location, a density of 60 DpH is expected as a minimum. As the two sites are located in the Town Centre, but of uneven level, a net site area of 70% is justified.							
Phasing		10-15 years		As significant land levelling work is needed, this site is phased till the end of the plan period.					
Recommendation		Although there are no major constraints that could not be mitigated, significant land levelling works are needed which could affect the viability of the site.							
Carried forward to the strategic fit stage		Despite this, the site could potentially come forward.							

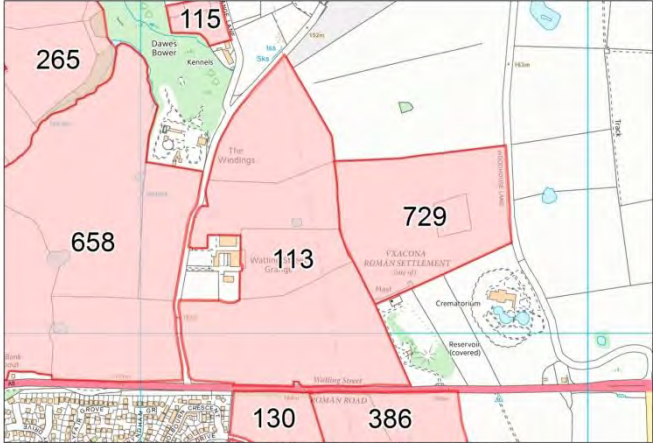
SHLAA ID	106, 758	Site Address	Rampart Way South Boyd House, Lawn Central
			
Description of the site		<p>The sites are near the Queensway and a railway station, located in Telford Town Centre and consists partly of Greenfield (106) and Brownfield land (758). Partly the site covers a government office. The site is well connected to the Highways network. The site is in a mining consideration area and has an elevated landscape feature in the east. Site 106 is of uneven level.</p>	
PDL	Brown/ Green		
Sustainability comments		<p>106: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, town centre services and facilities, and strategic footpaths and cycle routes. The site is beyond reasonable walking distance to existing educational facilities and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.</p> <p>758: Development at the site could result in the loss of existing employment land (Government Offices). The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing public transport services (buses and trains), town centre services and facilities, and strategic footpaths and cycle routes. The site is beyond reasonable walking distance to existing educational facilities and recreational space. Development could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land, with the potential for minor positive effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.</p>	

Estimated Yield	Density	60 DpH	Site Size	2.885 ha	Net site area	75%	Approximate Yield	130
	Due to the Town Centre location, a density of 45DpH is expected as a minimum. Due to the size of the size, absence of constraints a net site area of 75% is used.							
Phasing	10-15 years		As the sites have an existing use and significant land levelling is needed, they are not likely to come forward on the short term.					
Recommendation	Although significant land levelling works are needed for site 106 which affect the viability and achievability of the site, the sites could potentially come forward.							
Carried forward to the strategic fit stage								


SHLAA ID	107	Site Address	Land east of A464						
									
Description of the site		The 7,5 ha site is located on the fringe of Telford, adjacent to the A464 and an industrial estate. The site's current use is mainly agricultural land, partly open space and does not include any buildings. The site is not in proximity to other residential development or a centre. There are no major constraints.							
PDL	Green								
Sustainability comments		The site could deliver employment growth in a strategic employment area as identified in the Proposed Housing and Employment Sites Document (2014). The site could also deliver housing as part of mixed use development. Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints around Naird Roundabout.							
Estimated Yield		Density	30 DpH	Site Size	7.457 ha	Net site area	60%	Approximate Yield	134
		Due to the size of the site and location away from shops and services, a density of 30 DpH is used. As the site has to plan for basic shops and services, the net site area is decreased to 60%.							
Phasing		10-15 years		As it is a large site, it is likely to be delivered in the medium-long term.					
Recommendation		As the site is on the fringe of the urban area and not in close proximity to a centre and existing residential development, the site is not considered suitable.							
Not suitable									

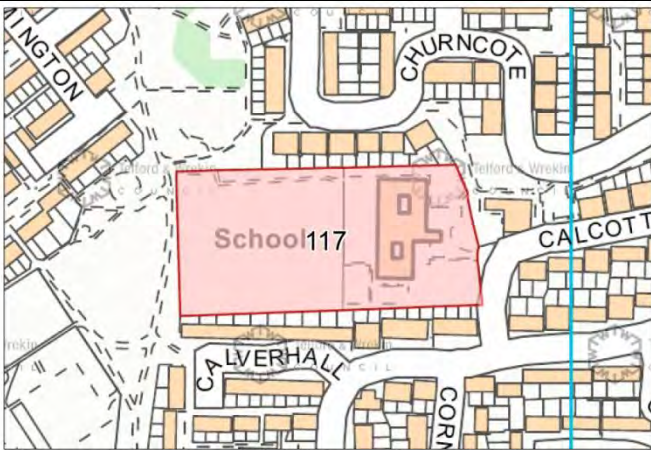
SHLAA ID		111		Site Address		Stirchley Avenue A, Randlay			
									
Description of the site		The 7,5 ha site is located within the urban area of Telford, surrounded by a wildlife site which runs partly through the site to the north and east, and adjacent to residential development in the west. The site is Greenfield, currently functions as open/green space, includes a footpath going over the site and is a short drive away from Telford Town Centre. As there is a waterway east of the site the site is on a slope to the east. The site falls partly within the 250m buffer of a landfill site.							
PDL	Green								
Sustainability comments		Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities and strategic cycle routes. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. The site is adjacent to, and contains areas of a Local Wildlife Site, mitigation provided through the Local Plan, including an appropriate buffer, should ensure that there are no significant negative effects however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	30 DpH	Site Size	7.49 ha	Net site area	70%	Approximate Yield	157
		Due to the size of the site and location away from shops and services, a density of 30 DpH is used. As there are wildlife sites within the site a net site area of 65% is seen as appropriate.							
Phasing		5-10 years		As the site is a large Greenfield site, it is likely to be delivered in the medium-long term.					
Recommendation		As there are no major constraints for this site to come forward it is considered to have potential for development.							
Carried forward to the strategic fit stage									

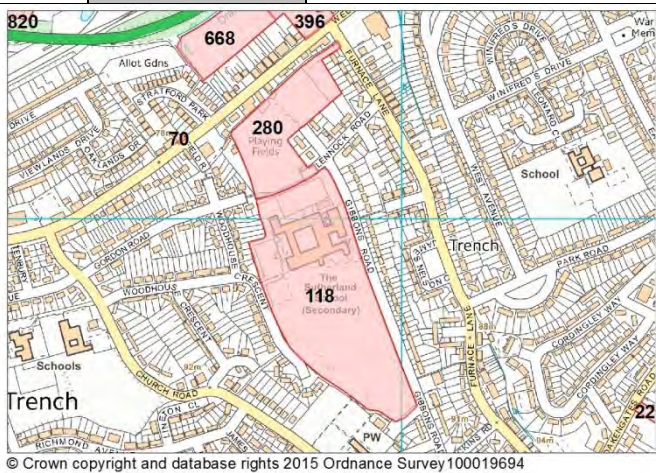
SHLAA ID		112		Site Address		Stirchley Avenue B, Randlay			
									
Description of the site		The 4 ha site is located within the urban area of Telford, adjacent to a wildlife site to the north, adjacent to residential development in the west. The site is Greenfield, currently functions as open/green space, includes a footpath going over the site and is a short drive away from Telford Town Centre. As there is a waterway east of the site the site is on a slope to the east.							
PDL	Green								
Sustainability comments		The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to train services, primary educational facilities and strategic footpaths. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	30 DpH	Site Size	4.045 ha	Net site area	75%	Approximate Yield	91
		Due to the size of the site and location on the edge of the neighbourhood, a density of 30 DpH is used. As there are no major constraints a net site area of 75% is seen appropriate for a site of this size.							
Phasing		5-10 years		As the site is a large Greenfield site, it is likely to be delivered in the medium-long term.					
Recommendation		As there are no major constraints for this site to come forward it has potential for development.							
Carried forward to the strategic fit stage									

SHLAA ID	113, 729	Site Address	Land at Watling Street Grange
			
Description of the site		<p>These are two large sites situated north of the A5 Watling Street on the Telford fringe. They are in close proximity to the Crematorium to the south and included within that area of the site is a Scheduled Ancient Monument with regards to a former Roman settlement. To the east of the sites there is a small access road to a few properties and the Granville landfill site, which is to the north of the site. On the north western side there is a local wildlife site. The sites are in an area that has been previously been involved in mineral extraction, however, there is little evidence of extraction on the sites themselves. The sites slope steadily from the south east to the north and west.</p>	
PDL	Green		
Sustainability comments		<p>There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), strategic footpaths and primary educational facilities. The site is within reasonable walking distance to local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is adjacent to a naturist club with the potential for minor negative effects arising from conflicting neighbouring land uses, mitigation provided through Local Plan policy and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative affects to residential amenity; potential for a residual neutral effect against SA Objective 13. The site is adjacent to Granville Country Park and as such development has the potential for minor negative effects against biodiversity, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects, it is also considered that development at the site could enhance access to the County Park; potential for a residual neutral effect against SA Objective 18 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to a Listed Building and as such will require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site however would result in the permanent loss of best and most versatile agricultural land (the site contains areas of Grade 2, 3a and 3b). The site contains a Scheduled Monument, development may alter the</p>	

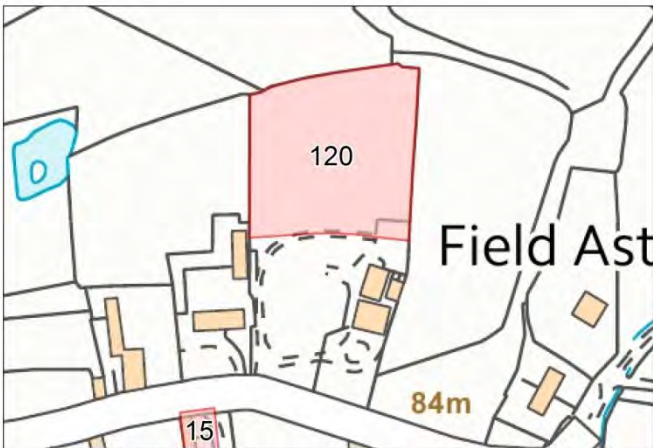
	setting with the potential for a minor negative effect on heritage. While mitigation provided through the Local Plan and available at the project level, such as avoiding development on the designation and providing a suitable buffer, could help to reduce the significance, at this stage this is uncertain.							
Estimated Yield	Density	30 DpH	Site Size	31.599 ha	Net site area	65%	Approximate Yield	616
	As the sites would involve a large urban extension on the fringe of Telford, and would have to mitigate constraints such as Scheduled Ancient Monuments, a lower net set area of 65 is assumed. Being an urban extension on the fringe a density of 30 is assumed.							
Phasing	10-15		Due to the size of the sites and them currently being outside the urban area, there will be the need to install infrastructure. Therefore the site could deliver later in the plan period.					
Recommendation	As two greenfield urban fringe sites with little physical constraints, the sites have potential for development, although there will be the need for mitigation and infrastructure on the site. The sites are also not in close proximity to existing development and services, which affects the sites' viability and deliverability.							
Carried forward to the strategic fit stage								

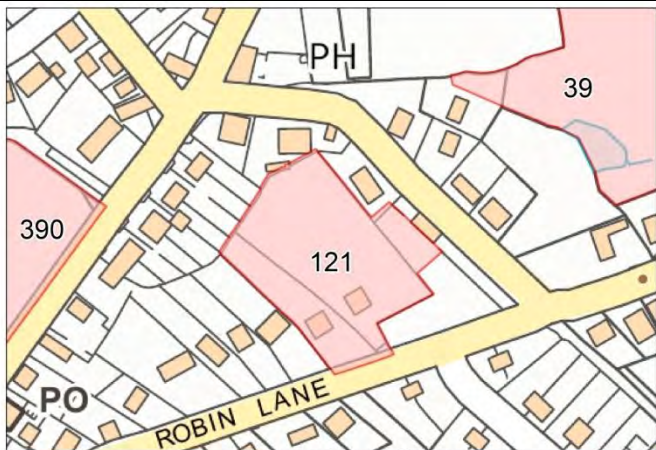
SHLAA ID		115		Site Address		Land off Grange Lane			
									
Description of the site		The site is a small remote site accessible via Grange Lane, a small track off the access the landfill site. To the west of the site there is local wildlife site. The site is currently used for grazing. The site is in an area that has been previously been involved in mineral extraction, however, there is little evidence of extraction on the site itself.							
PDL	Green								
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. The site is adjacent to a kennels which may cause disturbance for new residents. The site is adjacent to Granville Country Park, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual minor negative effect from increased disturbance, noise and light pollution. It is also recognised that development at the site could enhance access to the County Park. Development at the site could result in the loss of green infrastructure within the green network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development.							
Estimated Yield		Density	25 DpH	Site Size	1.036 ha	Net site area	90%	Approximate Yield	23
		Due to the remote nature of the site and it having a poor access, the density of the site will be low. There are few constraints on the site and therefore the net site area will be high just taking account for the access and possible mitigation with the adjacent wildlife site.							
Phasing		10-15 years		The site will need infrastructure putting in place to enable the development to come forward, due to its remote nature this could prove costly and therefore the site could come forward later in the plan period					
Recommendation		Due to the remote nature of the site, with poor access, the site is not considered suitable at this time.							
Not suitable									

SHLAA ID		117		Site Address		Lord Silkin School/Three Oaks Primary School			
									
Description of the site		The site of 1.3 ha currently locate a school and is located in the Urban Area of Telford. The site is regular shaped located, fairly level and has previously been developed. It is in close proximity to a local centre and connected to the road network. There are no major constraints.							
PDL	Brown								
Sustainability comments		Development at the site could result in the loss of local educational facilities that also provide local employment opportunities. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services and strategic footpaths. Development at the site could result in the loss of an area of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), development could regenerate previously developed land.							
Estimated Yield		Density	40 DpH	Site Size	1.318 ha	Net site area	90%	Approximate Yield	47
		As it is a small site of regular shape close to a centre, a density of 40 DpH and a net site area of 90% are considered realistic.							
Phasing		10-15 years		Although the site is relatively small it currently comprises part of an industrial building and is therefore phased for the long term.					
Recommendation		As there are no constraints to development the site has potential for development.							
Carried forward to the strategic fit stage									

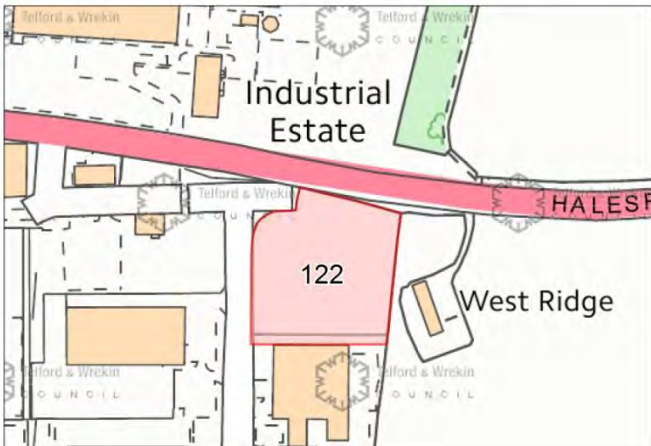
SHLAA ID		118, 280		Site Address		Sutherland School, Gibbons Road Land rear Furnace Lane, Donnington			
									
Description of the site		The site is currently in use as a secondary school and surrounding playing fields. This is however set to close and move to a new site soon. An outline planning permission has been submitted for residential development and a demolition determination for the school has been granted. The site has existing accesses onto Gibbons Road and has potential access onto other surrounding roads.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, secondary educational facilities and strategic footpaths, which could contribute to increased reliance on the private vehicle. The site is within reasonable walking distance to existing bus services, primary educational facilities, local centre services and facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), development could regenerate previously developed land within an urban area, however as the site is predominantly greenfield land, development has the potential for a minor negative effect on landscape. The site is located close to a Listed Building and as such will require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will not be any significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	30 DpH	Site Size	7.157 ha	Net site area	65%	Approximate Yield	139
		The outline planning permission that has been submitted has identified 123 dwellings along with provision of open space and sports pitches. The estimated low net site area takes into account the delivery of open space and sports pitches on the site. The site is within the urban area and within 500m of the district centre of Donnington. Therefore a density of 30 dwellings per hectare is assumed.							

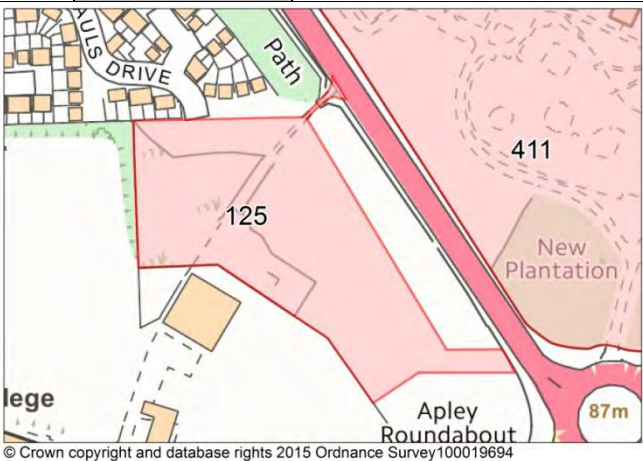
Phasing	0-5 years	The site will need some clearance but otherwise has few constraints to delivering development on site. Therefore development could be delivered early in the plan period.
Recommendation	As a brownfield site within the urban area, the site has potential for development.	
Carried forward to the strategic fit stage		

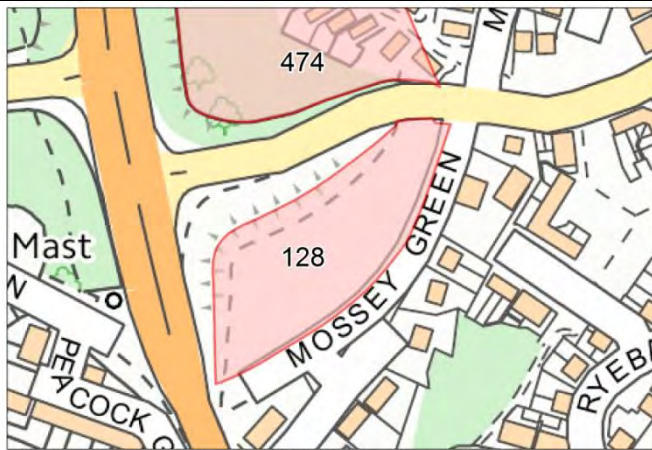
SHLAA ID		120		Site Address		Land at the rear of Stoneleigh, Field Aston			
									
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Description of the site		The site situated on the edge of Field Aston, near Newport. The village forms a spur off Littlehales Road, Chetwynd Aston. The site is a large plot to the north of existing development in Field Aston, within the curtilage of Stoneleigh House. The site is regular in shape and topography. No obvious constraints exist, based on available evidence.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing secondary educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	0.5 ha	Net site area	90%	Approximate Yield	11
		A relatively lower density in this village context that would ensure development would be in keeping with the character of the surroundings. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area, as well as potential for some public open space on site. A small allowance (10%) has therefore been applied.							
Phasing		0-5 years		Part of the site is already in residential use, the remainder of the site would appear to need clearing in order to make way for development.					
Recommendation		Development of the site would extend the village boundary, rather than consolidate the built form. Proximity to services from the site is limited, thus necessitating journeys by car. Access to the site is also constrained by existing hedgerow and walls.							
Not suitable									

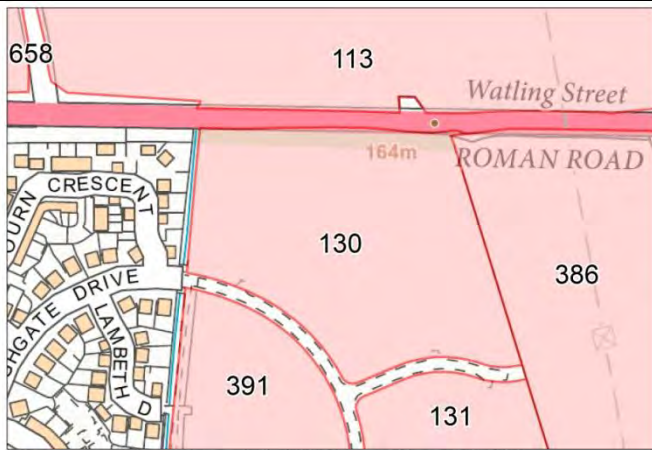
SHLAA ID		121		Site Address		No.4&6 Robin Lane, Edgmond			
									
Description of the site		The site is located within the central built-up area of Edgmond village, with residential uses on all sides. The site itself is predominantly garden land forming part of the curtilage to the existing dwellings (nos. 4 and 6) fronting Robin Lane. Access to the land is currently constrained. No available evidence of any other obvious constraints. The site itself is regular in shape and flat. The boundary of the site is lined, in part, with trees and hedgerows.							
PDL	Mixed								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing primary educational facilities and recreational space. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	20 DpH	Site Size	0.67 ha	Net site area	90%	Approximate Yield	12
		Given the location and the character of the surrounding residential development (predominantly detached), a relatively lower density would ensure development would be in keeping with the character of the surroundings. The retention, or other wise of the existing properties on site is also likely to affect the capacity of the site.							
		The site is fairly regular in shape and topography. No other permanent features appear to exist on site, subject to resolving the current access constraint. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.							

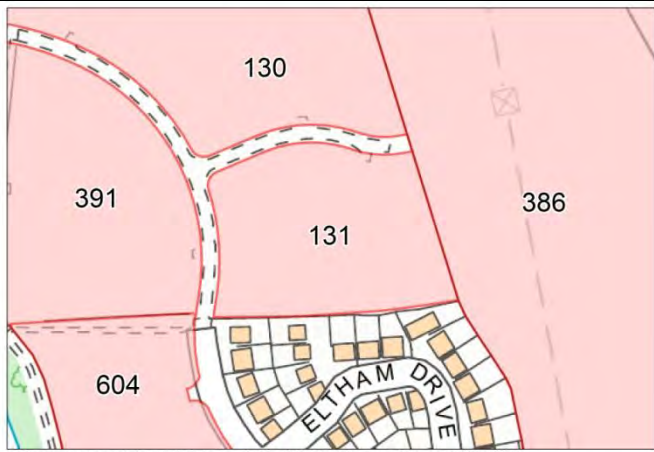
Phasing	0-5 years	Part of the site is already in residential use, the remainder of the site would appear to need clearing in order to make way for development. No other constraints identified at this time.
Recommendation	The site is centrally located within the village of Edgmond. Subject to identifying the village as suitable for development, the site could deliver small-scale residential development. The plot would need to be sensitively designed in order to address any potential impacts on amenity of neighbouring properties.	
Carried forward to the strategic fit stage		


SHLAA ID		122	Site Address		Land at Halesfield 9					
										
Description of the site			<p>The site is regular shaped located on an industrial estate adjacent to the boundary of the borough to the east. The site is Brownfield as it comprises part of an industrial building. The site is not in close proximity to any services or shops. It is connected to the road network of the industrial estate. There are no major constraints.</p>							
PDL	Brown									
Sustainability comments			<p>Development may hinder the future development of employment uses within an existing strategic employment area. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development could result in the loss of green infrastructure partially within the Green Network</p>							
Estimated Yield			Density	35 DpH	Site Size	0.624 ha	Net site area	95%	Approximate Yield	91
			<p>As it is a small site of regular shape a density of 30 DpH and a net site area of 95% are considered realistic.</p>							
Phasing			10-15 years		<p>Although the site is relatively small it currently comprises part of an industrial building and is therefore phased for the long term.</p>					
Recommendation			<p>As the site is poorly located on an industrial estate this site is not considered suitable.</p>							
Not suitable										

SHLAA ID	125	Site Address	Blessed Robert Johnson Phase II, off Whitchurch Drive						
									
Description of the site		<ul style="list-style-type: none"> • Green field, open space. • Land is an irregular shape, site levels are approximately 5m higher than St Pauls Drive and the A442. • Land may rise n fall in places. • Site contains trees and lies adjacent the A5223. • Existing access adjacent the round about may not be appropriate. New access required –potentially off St Pauls Drive. • Site is located in Urban area, close to a college, hospital and local centres. Footpath/track appears to run through the site. 							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.</p>							
Estimated Yield		Density	30	Site Size	2.261	Net site area	75%	Approximate Yield	50
		The site is located in the urban area of Telford and the net site area has been decreased to accommodate road noise, level issues and shape of site.							
Phasing		0-5 years		No major constraints that would delay deliverability.					
Recommendation		As there are no major constraints the site has the potential for development.							
Carried forward to the strategic fit stage									

SHLAA ID		128		Site Address		Land at, Mossey Green, Ketley Bank			
									
Description of the site		A small triangular shaped site bounded on 3 sides by roads. To the north and western side there is a slope down to the road side. The site is in an area previously used for mining. The site gained outline planning permission in 2008 for residential development, however this is yet to be followed up by a reserved matters application.							
PDL	Brown								
Sustainability comments		Development at the site could hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. Development at the site would result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land on the edge of an urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	0.602 ha	Net site area	90%	Approximate Yield	18
		The site is within the urban area, however it is not in close proximity to any centres, therefore a density of 35 is assumed. The site has good access but does have to deal with the slope and former mineral workings on the site which has brought the net site area lower.							
Phasing		5-10 years		Despite the site having had an outline permission, no development has come forward on the site. This suggests viability issues which could be with regards to remediating constraints on the site. Therefore the site could come forward midway through the plan once these constraints have been mitigated.					
Recommendation		Despite the site having had an outline permission, no development has come forward on the site. This suggests viability issues which could be with regards to remediating constraints on the site. Therefore the site has potential for development, although the constraints should be mitigated.							
Carried forward to the strategic fit stage									

SHLAA ID		130		Site Address		Priorslee East E Phase I, Gatcombe Way			
									
Description of the site		The site is one of a group of Greenfield sites in Priorslee, on the edge of Telford urban area. The site is 2.8 ha, regular shaped and follows the street pattern of adjacent existing development. A Local Centre is within walking distance. The site's current use is open space and is located in a Mining Consideration Area.							
PDL	Green								
Sustainability comments		The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), secondary educational facilities and strategic footpaths. The site is within reasonable walking distance to local centre services and facilities, primary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network, however if development were to avoid the northern border of the site then the significance of this effect could be reduced. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development and the site is greenfield land, development has the potential for a minor negative effect on landscapes.							
Estimated Yield		Density	35 DpH	Site Size	2.848 ha	Net site area	75%	Approximate Yield	74
		As the site is medium sized a density of 35 DpH is seen as appropriate for its location. Due to the regular shape and absence of constraints a net site area of 75% is justified of a site of this size.							
Phasing		0-5 years		Existing road infrastructure is already in place which makes this site available to be developed in the short term.					
Recommendation		As the site is conveniently located and has no major constraints this site has potential for development.							
Carried forward to the strategic fit stage									

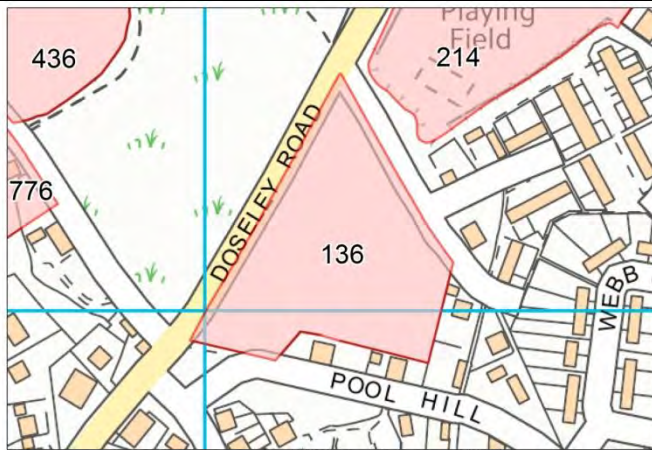
SHLAA ID		131		Site Address		Priorslee East E Phase II, Gatcombe Way			
									
Description of the site		The site is one of a group of Greenfield sites in Priorslee, on the edge of Telford urban area. The site is 1.1 ha, regular shaped and follows the street pattern of adjacent existing development. A Local Centre is within walking distance. The site's current use is open space and is located in a Mining Consideration Area.							
PDL	Green								
Sustainability comments		The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths, with the potential to increase reliance on the private vehicle. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to the urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	1.147 ha	Net site area	90%	Approximate Yield	36
		A density of 35 DpH is seen appropriate for its location and size. Due to the regular shape and absence of constraints a net site area of 90% is justified for a site of this size.							
Phasing		0-5 years		Existing road infrastructure is already in place which makes this site available to be developed in the short term.					
Recommendation		As the site is conveniently located and has no major constraints this site has potential for development.							
Carried forward to the strategic fit stage									

SHLAA ID		132		Site Address		Priorslee East J, Gatcombe Way			
									
Description of the site		The site is one of several sites in Priorslee in Telford urban area. The site is 3 ha, regular shaped and is split by Gatcombe Way. To the east is a Amphitheatre. A Local Centre is within walking distance. The site's current use is open space and is located in a Mining Consideration Area.							
PDL	Green								
Sustainability comments		The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located partially within a minerals resource area, however given the small size of the area that contains mineral deposits the effect is only considered to be very minor. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), secondary educational facilities and strategic footpaths which could increase reliance on the private vehicle. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities and strategic cycle routes. Development at the site could result in the loss of existing recreational space and the site is beyond reasonable walking distance to existing alternative provisions of recreational space. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	3.071 ha	Net site area	75%	Approximate Yield	36
		The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located partially within a minerals resource area, however given the small size of the area that contains mineral deposits the effect is only considered to be very minor. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), secondary educational facilities and strategic footpaths which could increase reliance on the private vehicle. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities and strategic cycle routes. Development at the site could result in the loss of existing recreational space and the site is beyond reasonable walking distance to existing alternative provisions of recreational space. Development							

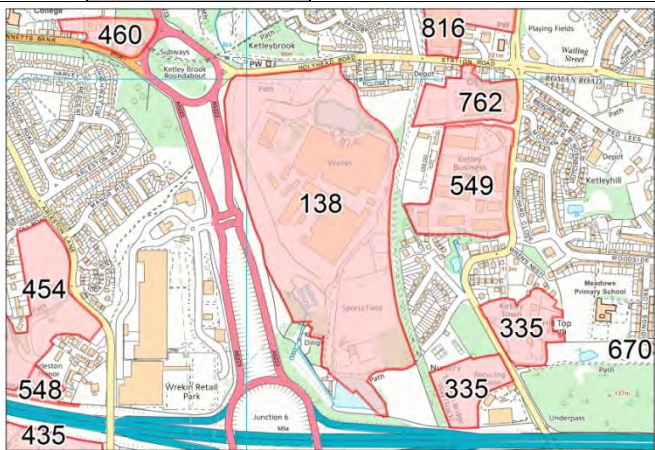
	at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.	
Phasing	0-5 years	Existing road infrastructure is already in place which makes this site available to be developed in the short term.
Recommendation	As the site is conveniently located and has no major constraints this site has potential for development.	
Carried forward to the strategic fit stage		

SHLAA ID	135	Site Address	Land at Farm Lane 2, Horsehay						
<p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>									
Description of the site		<ul style="list-style-type: none"> Currently the land is being used for grazing for horses and ponies The land is green field and is a rectangular in shape. The size of the site is 0.8 hectares in size. Topography of the land is slightly sloped and uneven. The topography around the site seems to vary. There are minimal constraints to development apart from Horsehay being designated as a conservation area and the site has also been designated as a mining consideration area. There is a small TPO tree that is located on the site. Where is the site located within the urban area of Horsehay and closely located next to existing residential development. 							
PDL	Green								
Sustainability comments		<p>Development may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. The site lies within a Conservation Area and is adjacent to a row of Listed Buildings, as such development would require sensitive and responsive design. Mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	35 DpH	Site Size	0.813 ha	Net site area	95%	Approximate Yield	27
		<p>The density has been calculated by being in close proximity to a school which is only 1.11 km away, however the location does not look well connected for transport infrastructure and does not have any local centres located close by. The shape of the site and constraint of the site being situated in a conservation area which will result in a smaller yield in housing on the site due to sensitive design. Due to the site measuring below 1 hectare this justifies why 95 % has</p>							


	<p>been given as the net site area.</p> <p>The site benefits from planning permission TWC/2014/0998.</p>	
Phasing	0-5	This site is a relatively small site and should not take long to deliver housing as the site already has housing surrounding it and transport infrastructure surrounding it which makes it a well connected site.
Recommendation	<p>I would recommend this site for development as it is situated in an adequate area where housing is already situated and the infrastructure is already present. The site has been designated as a housing site which supports the recommendation.</p>	
Carried forward to the strategic fit stage		

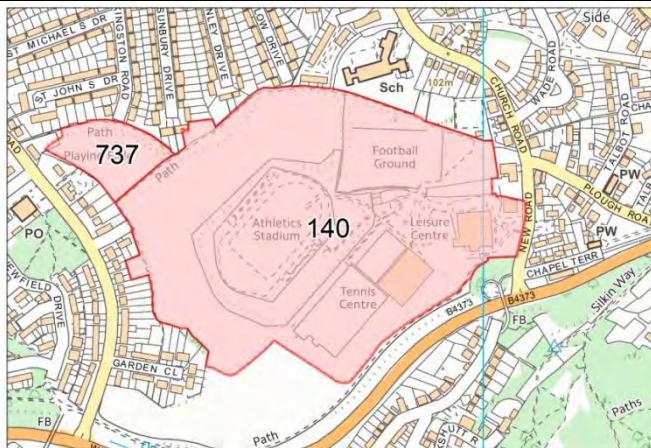
SHLAA ID		136		Site Address		Plot E, Doseley Road, Pool Lane, Horsehay			
									
Description of the site		<ul style="list-style-type: none">Currently the site has no use and is just green space with shrubs and trees surrounding its boundary.Is it Greenfield site and has had previous planning applications for this site.The site is 1.254 hectares and is triangular in shape.Topography of the site appears to be slightly uneven.The constraint to this site is that it is situated in a mining consideration area.The site located is located in the urban area Dawley and is in an ideal location due to it being in close proximity to schools, recreation grounds and near Dawley town centre as it is within walking distance of being 0.3 miles away.The site has already been committed for housing development.							
PDL	Green								
Sustainability comments		<p>Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space.</p> <p>Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.</p>							
Estimated Yield		Density	45 DpH	Site Size	1.254 ha	Net site area	95%	Approximate Yield	53
		<p>The reason for the density of the site is due to the site being located in an ideal located close to schools and facilities. The net site area has been set at 95% due to the mining considerations within the area and mitigating for this will lower the amount of housing stock.</p>							
Phasing		5 years		<p>The site is sandwiched between existing housing developments, however due to the site being in a mining consideration area there are possible issues relating to land instability or extended mineshafts which need to be mitigated for.</p>					

Recommendation	This site would be suitable for development due to the housing stock located near by would not make it a stand alone development. The area where it is situated has recreational facilities such as playing fields, educational facilities and retail facilities which could accommodate a new community settling there. Due to this site being allocated for housing this supports the recommendation for this site being viable.
Carried forward to the strategic fit stage	

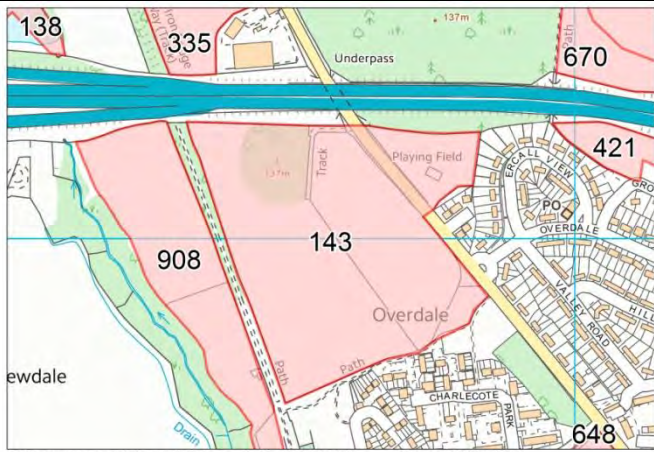
SHLAA ID	138	Site Address	Land at Sinclair Works, land at Holyhead Road/Whitchurch Drive
 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>			
Description of the site		<ul style="list-style-type: none"> • Site comprises of Sinclair Works (Saint Gobain) – employment site. • Brick and tile works once existed on site, there are old shafts, old mining area, landfill, Ketley Brook runs along the western side of the site as well as flood zone areas 2 and 3. Ketley Dingle Park and sports pitch are situated south of the site. Wildlife site is located to the west. Two water/pond features. Potential land contamination and stability issues. Levels rise from north to south. Noise issues – motorway. • Site is irregular shaped • Located in urban area near to Wrekin Retail Park, good transport connections and Wellington District Centre 	
PDL	Brown		
Sustainability comments		<p>Given its size, the site could deliver a large amount of housing, however development at the site would result in the loss of existing employment uses at Mafeking Road. Development at the site could hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus routes, but beyond reasonable walking distance to existing train services, and the dominance of the road network to the west and south of the site (M54 and A523) could create barriers to movement. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. The site is adjacent to a county wildlife site located within the A5223. The road offers a barrier between the development site and the wildlife site, however there is still the potential for negative effects. The mitigation provided through the Local Plan should reduce the extent of these effects; potential for a residual neutral effect against SA Objective 18 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), it contains areas of previously developed land however the site is predominantly greenfield land within the urban area; potential for a minor negative effect on landscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223. The site contains an area of flood risk (Zones 2 and 3), development would require Sequential and Exception Tests in</p>	

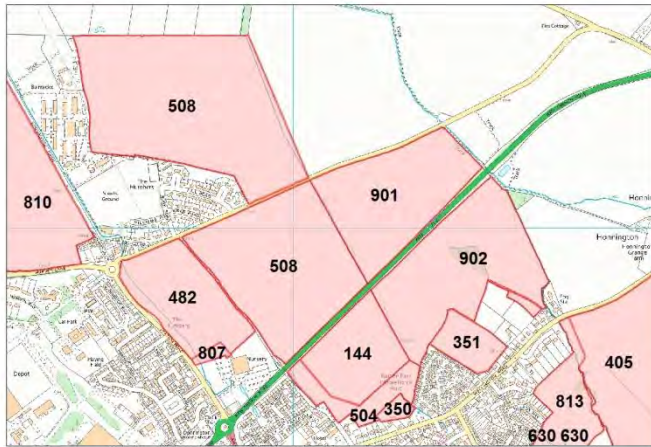
	line with the Local Plan and NPPF. . Development at the site would regenerate areas of previously developed land promoting the efficient use of land.							
Estimated Yield	Density	40 DpH	Site Size	19.793 ha	Net site area	50%	Approximate Yield	395
	The site is well located which justifies a density of 40 DpH. Net site area has been decreased to address landfill, mine shafts, brook, playing field etc.							
Phasing	5-10 years		Significant number of issues to consider. Investigation, remediation, mitigation could delay development commencing if viable.					
Recommendation	Currently the site is an unemployment site, existing physical features within and around site would require investigation and mitigation that could potentially make the site unviable.							
Not suitable								

SHLAA ID		139		Site Address		Roden Nurseries, Roden Lane			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for grazing land• The site is greenfield• The site is regular shape• The site is flat• There are no constraints to development• The site is located in the village of Roden							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (a bus route), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	30 DpH	Site Size	3.04 ha	Net site area	75%	Approximate Yield	68
		<p>Site density has been determined by the location of the site within the village of Roden, the existing public transport links to Shrewsbury and Newport and the shape and size of the site.</p> <p>Net site area has been determined due to the lack of physical constraints and the open / flat nature of the site.</p>							
Phasing		0-5 years		The site is within a rural/village setting, there are no physical constraints to development that affect viability.					
Recommendation		The site is in a village location with little physical constraints and has therefore potential for development. As there are issues regarding the provision of WwTw infrastructure, the delivery and viability of the site is questionable.							
Carried forward to the strategic fit stage									

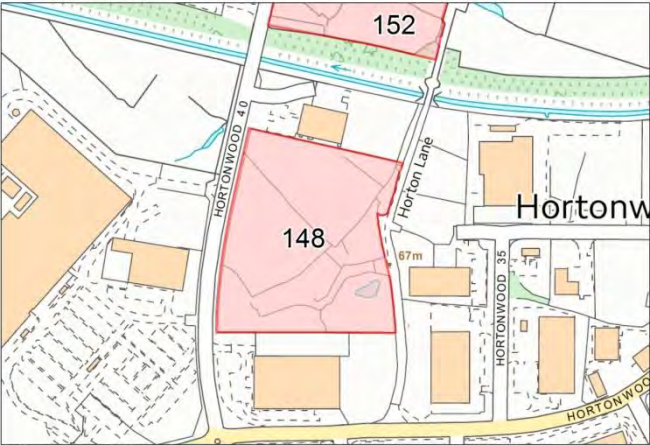
SHLAA ID	140	Site Address	Oakengates Leisure Centre						
									
Description of the site		<p>This is a large site which currently has a leisure centre and tennis centre on site. There is also an athletics stadium and a new school under construction. The site has several former landfills on the site as well as mineshafts.</p>							
PDL	Brown								
Sustainability comments		<p>Development at this site could result in the loss of an existing leisure centre providing health facilities and local employment opportunities. Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is located within 200m of a local wildlife site, however there is existing development and roads creating a buffer between the development site and the wildlife site. Considering this and the mitigation provided through the Local Plan, it is considered unlikely that there would be any significant negative effects; potential for a residual neutral effect against SA Objective 18 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate a small area of previously developed land and result in the loss of greenfield land within an urban area; the potential effects on townscape are uncertain at this stage.</p>							
Estimated Yield		Density	30 DpH	Site Size	14.581 ha	Net site area	75%	Approximate Yield	328
		<p>A large site within the urban area, a density of 30 is considered appropriate. Due to buildings on site and mining constraints, the net site area is set at 75.</p>							
Phasing		10-15		<p>The site is currently occupied and would need significant clearance and remediation before development could take place. This would affect the viability of the site</p>					

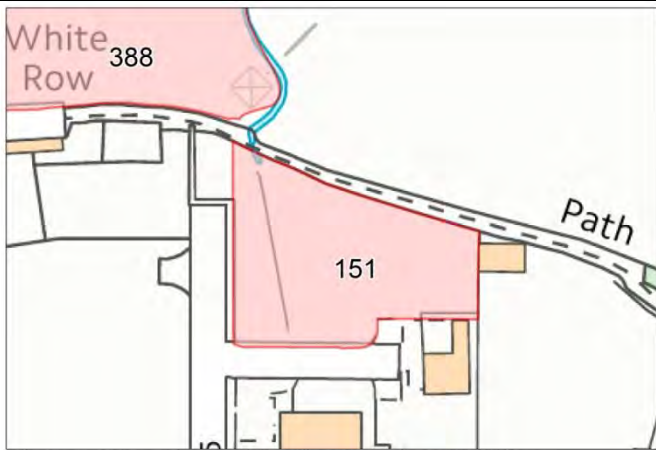
Recommendation	The site is currently in use and a new school is being built on site. Therefore the site is unlikely to be suitable for allocation.
Not suitable	

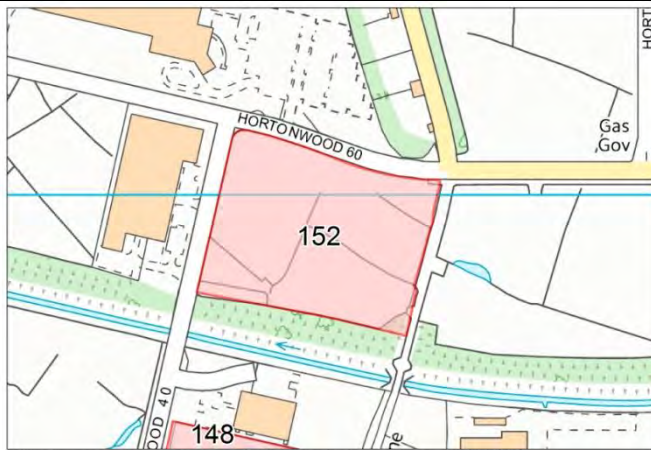
SHLAA ID		143		Site Address		Land west of Waterloo Road south of M54					
											
Description of the site		<p>The site of 10ha directly south of the M54 in Telford Urban Area is regular shaped and currently functions as open space. Part of the site east of Waterloo Road functions as a playing field. The site is fairly level except a hilly feature in the north and has previously located a railway track. To the south and east the site borders existing residential development and a local centre north of the M54 can only be accessed through an underpass. Besides the site being in a Mining Consideration Area, are there multiple mineshafts on the site and a landfill site in the southwest of the site including a landfill buffer from two landfill sites that covers the full site.</p>									
PDL	Brown										
Sustainability comments		<p>Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and educational facilities. The site is within reasonable walking distance to existing local centre services and facilities and strategic footpaths and cycle routes. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents.</p> <p>Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014).</p>									
Estimated Yield		Density	30 DpH	Site Size	10.087 ha	Net site area	40%	Approximate Yield	121		
		<p>As the a local centre cannot be easily accessed and due to the size of the site, a density of 30 DpH is considered appropriate. As there is a landfill site on the site,a buffer to the M54 is required, landscape features may be remained, and shops and other uses need to be integrated, a net site area of 40% is justified.</p>									
Phasing		10-15		<p>As it is a large site and constraints have to be mitigated, a long term phasing is expected.</p>							
Recommendation		<p>Despite that there are major constraints that could affect the viability of development, these could be mitigated and therefore the site has potential for development.</p>									
Carried forward to the strategic fit stage											

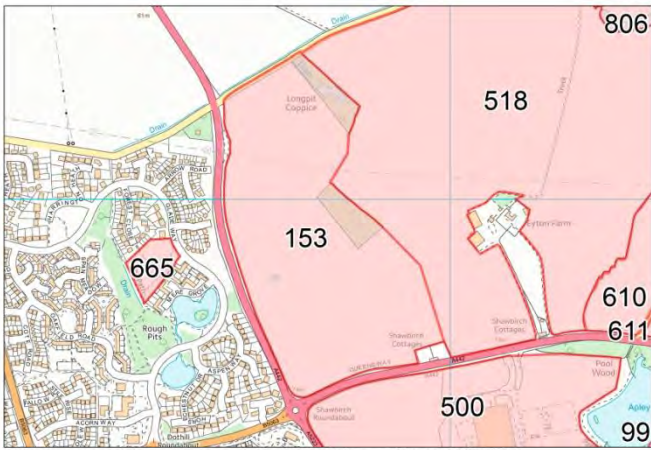
SHLAA ID		144, 350, 351, 482, 504, 508, 901, 902		Site Address		Land North east of Muxton and Donnington			
									
Description of the site		The sites comprise of a large area on the edge of the north eastern edge of Telford's urban area. The A518 runs through the middle of the sites with Richards Road also running to the north. The south and west of the sites are adjacent to residential development at Muxton. The sites are relatively flat and predominately used as agricultural fields at the moment. To the east a west of the site there are watercourses and also floodzones 2 and 3 which are associated with these.							
PDL	Green								
Sustainability comments		Development at the sites could hinder the future access to and use of mineral resources. The sites are mostly located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. Parts of the sites are within reasonable walking distance to existing bus services, local centre services and facilities, strategic cycle routes and recreational space. The sites are beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. Development at the sites could also result in the loss of green infrastructure (outside of the green network), and would also result in the permanent loss of the best and most versatile agricultural land (Grade 2, 3a and 3b). The sites are identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints around Clock Tower Roundabout. Parts of she sites lie within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Adjacent to the sites are Listed Buildings and as such will require sensitive and responsive design, it is considered that the mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise.							
Estimated Yield		Density	35	Site Size	106.011	Net site area	60%	Approximate Yield	2000-3000
		The site is a large green field on the edge of the urban area, therefore would represent an urban extension to the town with potential for a range of development types and densities. To accommodate this, an average density of 35 has been assumed and a net site area of 60%. This will also take account of							

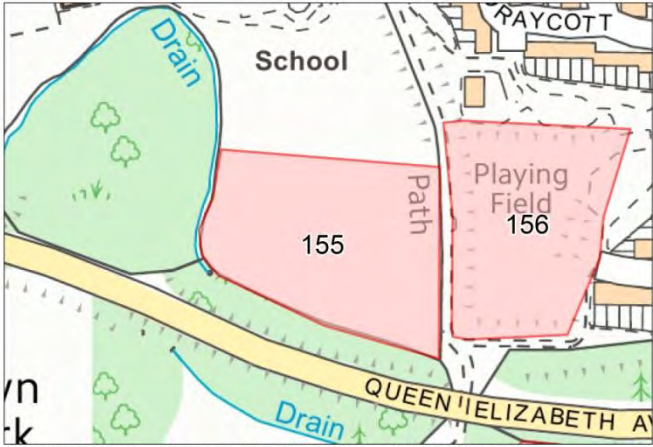
	the flooding zones. This assumes that the whole of the sites would come forward, should there be a composite of this, the numbers are likely to be much lower.	
Phasing	10-15 years	Due to the size of the site, infrastructure in the area may require improvements as well on site infrastructure. Therefore it is considered that development will not be able to be delivered on the site until later in the plan period.
Recommendation	As a large accessible site on the edge of the urban area, it is considered that the site could deliver a substantial amount of housing and regeneration in the area. The site also has few constraints with potential for access onto a main route. Therefore it is considered that the sites have potential for development.	
Carried forward to the strategic fit stage		

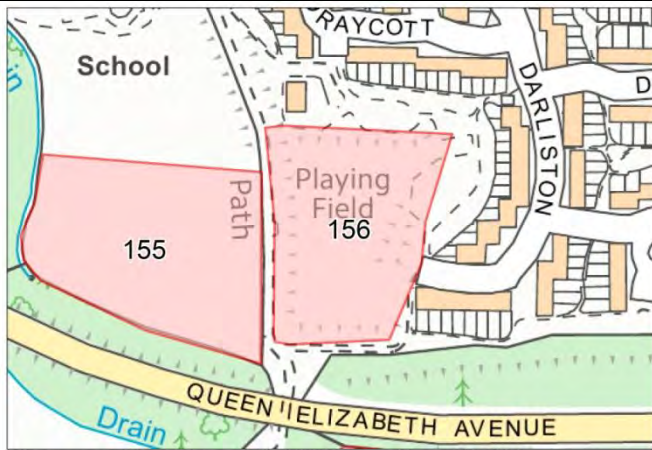
SHLAA ID		148		Site Address		Land East of Hortonwood 40			
									
Description of the site		A relatively square greenfield site in the middle of the Hortonwood industrial estate. The site has a historic commitment for employment uses. The site is well connected with Hortonwood 40 to the west, Horton Lane also runs to the east of the site. The site is in use as grazing land currently with a small pond in the south east corner.							
PDL	Green								
Sustainability comments		The site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). Development may hinder future access to and use of mineral resources, and could result in the loss of green infrastructure (outside of the green network). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and train), local centre services and facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect.							
Estimated Yield		Density	40	Site Size	3.835	Net site area	90	Approximate Yield	138
		As an urban site which is well connected a density of 40 dwellings per hectare is assumed. This would be higher, however the site is some distance from the nearest centre.							
Phasing		10-15		The site has a historic commitment for employment and therefore has an employment value attached to that. The site is surrounded by employment uses and this would hamper viability.					
Recommendation		Due to its siting on an employment/industrial estate, the site would not be suitable for residential allocation. The site could be more suitable for employment allocation.							
Not suitable									


SHLAA ID		151		Site Address		Plot 2 - Hortonwood			
									
Description of the site		<ul style="list-style-type: none">• Site is vacant piece of Greenfield land.• Irregular shape, level.• Site is located in urban fringe adjacent commercial buildings• Around 50% of the site is within flood zone 2 and 3 and green network• Site is located in urban fringe• No access, bound with trees and small building is located on site. There appears to be a footpath running along the back of the site.							
PDL	Green								
Sustainability comments		<p>The site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and train), strategic footpaths and cycle routes, and local centre services and facilities. The site is within reasonable walking distance to recreational space. The site lies partially within a Flood Risk Zone 2 area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at this site would result in the loss of green infrastructure that lies partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect.</p>							
Estimated Yield		Density	30 DpH	Site Size	0.706 ha	Net site area	50%	Approximate Yield	10
		Site is located on urban fringe and is not well connected, which justifies a density of 30 DpH. Net site area has been decreased to address site flooding issues.							
Phasing		0-5 years		No significant issues that would delay development.					
Recommendation		Although there are some constraints on the site, the site has potential to be partly developed.							
Carried forward to the strategic fit stage									

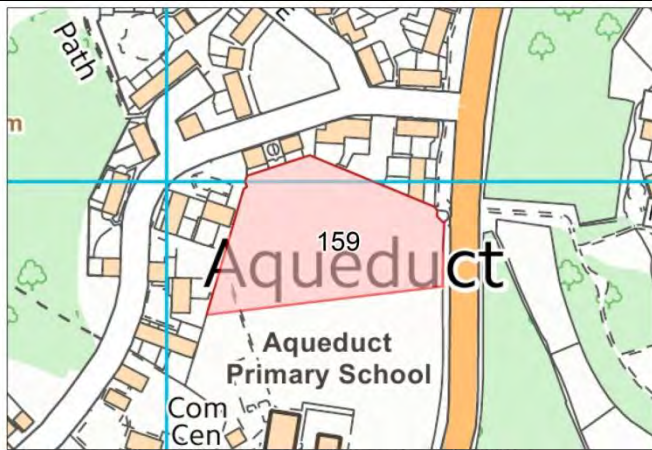
SHLAA ID		152		Site Address		Site B - N Hortonwood			
									
Description of the site		A relatively square greenfield site in the middle of the Hortonwood industrial estate. The site has a historic commitment for employment uses. The site is well connected with Hortonwood 40 to the west, Horton Lane also runs to the east of the site. The site is in use as grazing land currently.							
PDL	Green								
Sustainability comments		The site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and train), strategic footpaths, local centre services and facilities and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect.							
Estimated Yield		Density	40 DpH	Site Size	2.714 ha	Net site area	90%	Approximate Yield	97
		As an urban site which is well connected a density of 40 dwellings per hectare is assumed. This would be higher, however the site is some distance from the nearest centre. A net site area of 90% is justified for a site of this size and shape.							
Phasing		10-15		The site has a historic commitment for employment and therefore has an employment value attached to that. The site is surrounded by employment uses and this would hamper viability.					
Recommendation		Due to its siting on an employment/industrial estate, the site would not be suitable for residential allocation. The site could be more suitable for employment allocation.							
Not suitable									

SHLAA ID	153	Site Address	Land North of Shawburch Roundabout						
		 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>							
Description of the site		<ul style="list-style-type: none"> • Site is Greenfield, used for agriculture • Site is irregular yet level • Site contains some green network, trees located in the middle of the site. No access to site however access could be made. Impact on highway, neighbouring amenity (2 cottages), Coppice, water feature and landscape to consider. • Schools located nearby in Dothill and Shawburch local centre. • Site is located in the urban development boundary. 							
PDL	Green								
Sustainability comments		<p>Given its size, the site could deliver a large amount of housing and employment as part of mixed use development. Development may hinder future access to and use of mineral resources. The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Shawburch Roundabout. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2 and 3a).</p>							
Estimated Yield		Density	35 DpH	Site Size	22.353	Net site area	70%	Approximate Yield	547
		Chosen 35 DpH because site is almost urban fringe. Net site area has been decreased to address amenity impact, landscape character, existing trees, water feature/coppice and road access.							
Phasing		5 -10 years		Development will be phased due to the number of houses the site could accommodate.					
Recommendation		Site could be considered suitable for development.							
Carried forward to the strategic fit stage									

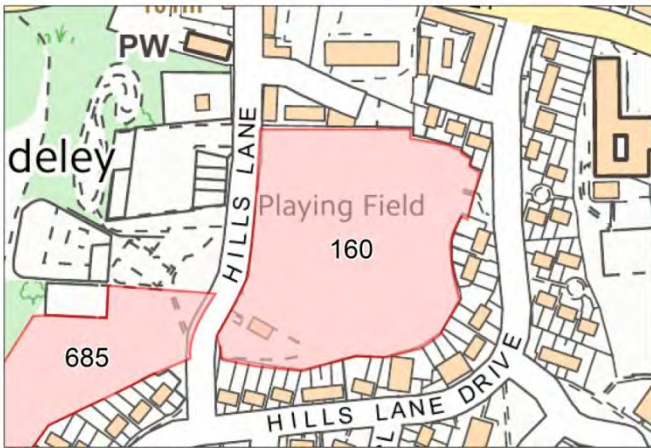
SHLAA ID		155		Site Address		Hollinswood Gateway, West of Dale Acre Way			
									
Description of the site		The site is located south of a school and currently functions as open space. It is regular shaped, has a rising gradient towards the east and has not previously been developed. A local centre is within walking distance and the site is not currently connected to the road network. Approximately half of the site is within Flood Zone 2 and a third in Floor Zone 3. The site is in a Mining Consideration Area and falls within a 250m buffer of a landfill site. There is a Wildlife Site adjacent to the west.							
PDL	Green								
Sustainability comments		Development at the site may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, primary educational facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services, secondary educational facilities and strategic footpaths. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. The site lies partially within a Flood Risk Zone 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	40 DpH	Site Size	1.168 ha	Net site area	55%	Approximate Yield	25
		As the site is in close proximity to a centre, a density of 40 DpH is used. Due large parts of the site are in Flood Zone 3, the net site area is reduced to 55%.							
Phasing		5-10			As the site needs to be connected to the road network and be developed in conjunction with neighbouring a site, it is phased for the medium long term.				
Recommendation		The site has potential for development, being it on a reduced part of the site.							
Carried forward to the strategic fit stage									

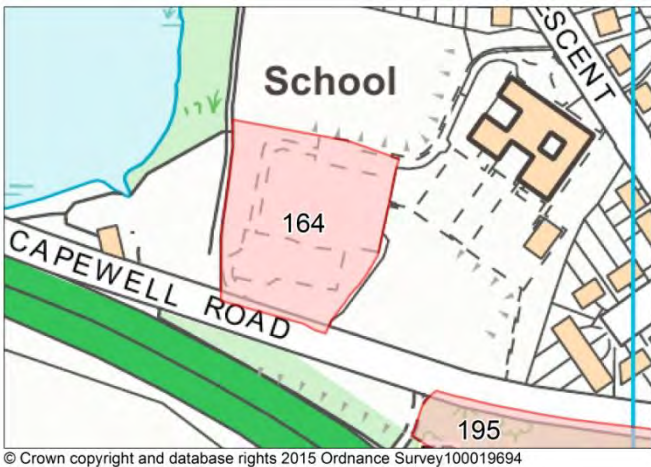
SHLAA ID		156		Site Address		East of Dale Acre Way			
									
Description of the site		The site is located in close proximity to a school and currently functions as a playing field. It is regular shaped, is fairly level and has not previously been developed. A local centre is within walking distance and the site is adjacent to existing development. The site is in a Mining Consideration Area and falls within a 250m buffer of a landfill site.							
PDL	Green								
Sustainability comments		Development may hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is within reasonable walking distance to existing bus services, local centre services and facilities, primary educational facilities and strategic cycle routes. The site is beyond reasonable walking distance to existing train services, secondary educational facilities and strategic footpaths. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. The site is within 200m of a Local Wildlife Site, mitigation provided through the Local Plan and available at the project level should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	40 DpH	Site Size	1.006 ha	Net site area	90%	Approximate Yield	25
		As the site is in close proximity to a centre, a density of 40 DpH is justified. As there are no major constraints, a net site area of 90% is considered appropriate for a site of this size.							
Phasing		0-5		As it is a small site adjacent to existing development, it could be developed in the short term.					
Recommendation		The site has potential for development due its convenient location, adjacent to existing development with an absence of constraints.							
Carried forward to the strategic fit stage									

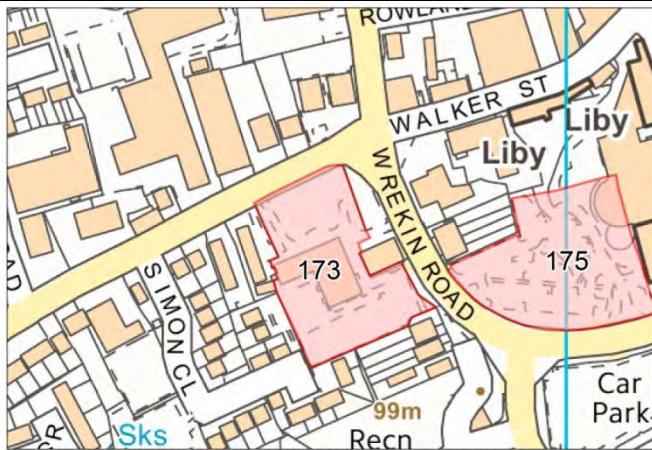
SHLAA ID		157		Site Address		Playing Fields south of Wrockwardine Way			
									
Description of the site		The site is a thin strip of land which runs alongside Wrockwardine Way and New Road. The Ordnance Survey maps show the site as a playing field, however the site is now rough grassland. There has been previous mining within the area and several mineshafts could affect the site. The site is bounded by large trees to the roadsides. Oakengates district centre is approximately 800m from the site.							
PDL	Green								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is located within 200m of a local wildlife site, however there is existing development and roads creating a buffer between the sites; mitigation provided through the Local Plan should ensure that there will not be any significant negative effects; potential for a residual neutral effect against SA Objective 18 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.							
Estimated Yield		Density	40	Site Size	1.007	Net site area	75%	Approximate Yield	30
		DpH			ha				
		The site is in close proximity to the primary highway network and the district centre and therefore a slightly higher density of 40 is assumed. Due to the mining constraints of mineshafts on the site, a slightly lower net site area is considered appropriate.							
Phasing		0-5 years		A small accessible site, the site has few constraints and therefore would be able to come forward early in the plan period. Historic mineshafts would need mitigating.					
Recommendation		As a small accessible site with limited constraints, the site has potential for development. Any mining constraints will need mitigating. Although the site is brownfield, the open green appearance of the site may need mitigating.							
Carried forward to the strategic fit stage									

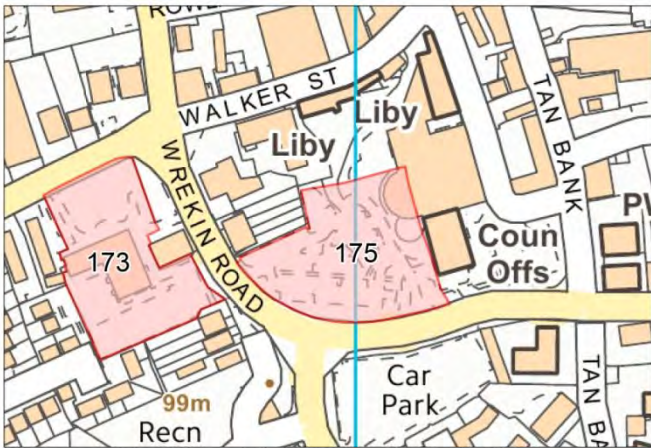
SHLAA ID		159		Site Address		Play fields South of Majestic Way			
						 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>			
Description of the site		<ul style="list-style-type: none">• The current use of the site is playing fields which can be considered as Brownfield land.• The site is triangular in shape. There are dwellings around the outside to the north of the site and the school to the south of the site dictated the space for this development.• Topography of the site appears to be flat and the surrounding area looks to be hilly.• The constraints to developing on this site include it being located in the green network and that it located in a mining consideration area.• The site is located in urban area of Aqueduct.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.							
Estimated Yield		Density	35	Site Size	0.821	Net site area	95%	Approximate Yield	27
		Due to the site being below 1 hectare justifies why the site has been given 35 as a density rating. The site is situated in a good urban area which is densely populated with residential dwellings; the site will not be isolated due to the number of housing estates surrounding it. The site is located near to a local centre which is 1.02 km away. Due to the area being so densely populated there is already a good road network which can possibly good in providing transport infrastructure.							
Phasing		5-10		Due to the site being in a mining consideration possibly having to mitigate for land instability, remediation and loss of the green network would delay development.					
Recommendation		The site has potential for development as it is located next to existing housing development and educational facilities such as primary schools. This space was							

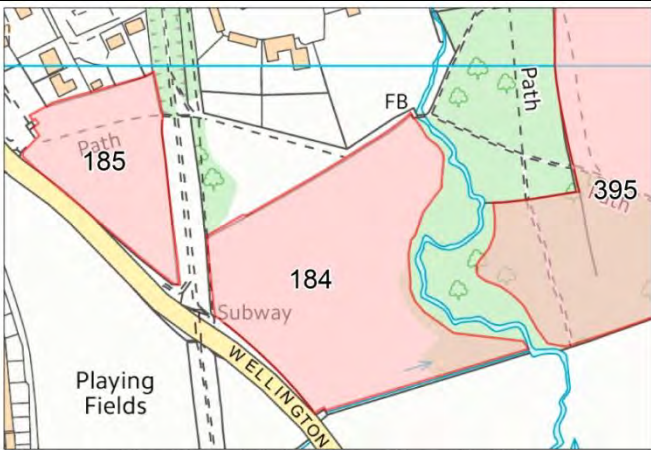
Carried forward to the strategic fit stage	included in the green network and removing it will break the linkages in the area. When the site is developed it is recommended that the site mitigates for the loss of green space by including some Green Infrastructure as part of the development.
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SHLAA ID		160		Site Address		Playing Field at Hills Lane			
									
Description of the site		The site is located in close proximity to a school and a short walk from a local centre. It currently functions as a playing field and hosts a single building in the southwest. It is regular shaped, fairly level and has for the majority not previously been developed. A local centre is within a short walking distance and the site is adjacent to existing development. The site is in a Mining Consideration Area and locates a landfill site in the north of the site, which creates a 250m buffer covering the rest of the site.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and strategic cycle routes. Development could result in the loss of existing recreational grounds (playing field), however there is alternative recreational space within 800m. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	40 DpH	Site Size	1.509 ha	Net site area	65%	Approximate Yield	39
		As the site is in close proximity to a centre, a density of 40 DpH is justified. As there is a landfill site on the site, a net site area of 70% is considered appropriate.							
Phasing		5-10		As contaminated land needs to be mitigated it is phased for the medium-long term.					
Recommendation		The site has potential for development as there are little constraints, apart from the need to remediate contaminated land.							
Carried forward to the strategic fit stage									

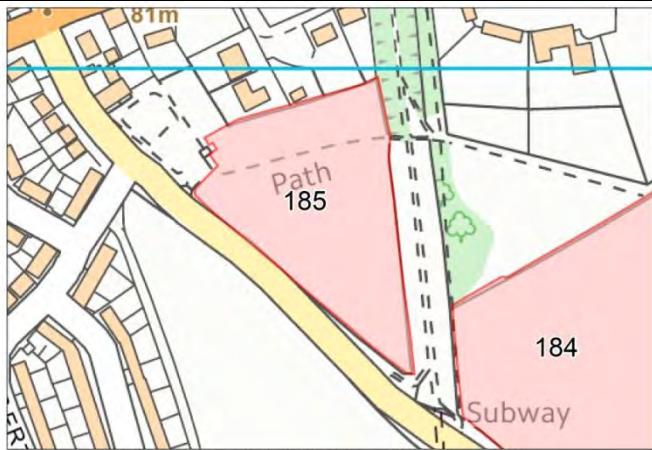
SHLAA ID		164	Site Address		Land adjacent to Teagues Bridge Primary School, Capewell Road				
									
Description of the site		The site is on the edge of Teagues Bridge Primary School and Trench Pool. To the west of the site there is also the Blue Pig pub. The site is accessible via Capewell Road to the south which runs parallel to the A442 Queensway. The site currently has car parking for buildings that have previously been on the site, the buildings have now been removed however the car park and other roads are still on site. The site is currently closed off and the car parking is not in use. The site is within 800m of a local centre.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site would result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.							
Estimated Yield		Density	35	Site Size	0.556 Ha	Net site area	95%	Approximate Yield	17
		The site is in an accessible location within the urban area and therefore a density of 35 is assumed for the site. There are few constraints on the small site and already has access, therefore a high net site area is assumed.							
Phasing		0-5 years		As a small accessible site within the urban area, with few constraints, it is considered that the site could come forward early in the plan period.					
Recommendation		A small accessible site within the urban area with few constraints, the site is considered to have potential for development.							
Carried forward to the strategic fit stage									

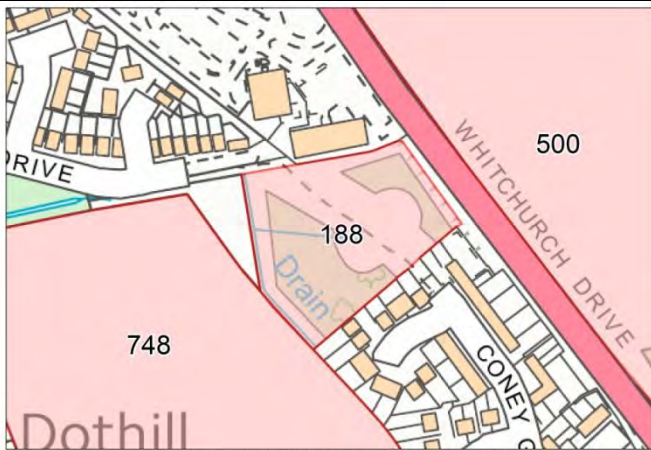
SHLAA ID		173		Site Address		Mount Car Park Wrekin Road, Wellington			
									
Description of the site						<ul style="list-style-type: none">Site comprises of a vacant listed building. Site has planning permission for residential and development has commencedSite is brownfield.Site is almost rectangular, located in urban area. Good access to public transport, secondary education as well as market town.			
PDL	Brown								
Sustainability comments						<p>The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities. The site is within reasonable walking distance to public transport modes (buses and trains), market town centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is predominantly previously developed land, development has the potential for a minor positive effect on townscape. The site contains a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>			
Estimated Yield		Density	45 DpH	Site Size	0.581 ha	Net site area	85%	Approximate Yield	22
		<p>Chosen 45 as near to centre, public transport and in urban area. Net site area has been reduced to 85% because of Listed Building, trees, adjacent building and design implications.</p>							
Phasing		0-5 years		No major constraints to delay deliverability. Site works have already commenced.					
Recommendation		The site is considered to have potential for development.							
Carried forward to the strategic fit stage									


SHLAA ID		175		Site Address		Wrekin Road Car Park Victoria Road			
									
Description of the site		<ul style="list-style-type: none">Site is brownfield. Currently developed as a car park for leisure centre and library development.Site is irregular but level.Constraints are impact on leisure centre building parking. If developed alternative parking may have to be provided. Impact on junction to be considered.Located in Urban area near secondary education, public transport and Market Town. Map shows no access however an access into the site has been developed.							
PDL	Brown								
Sustainability comments		The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities. The site is within reasonable walking distance to existing public transport modes (buses and trains), market town centre services and facilities, strategic footpaths and cycle routes and recreational space. Development could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is predominantly previously developed land, development has the potential for a minor positive effect on townscape.							
Estimated Yield		Density	45 DpH	Site Size	0.64 ha	Net site area	95%	Approximate Yield	27
		The site benefits from a central location which justifies a density of 45 DpH. A net site area of 95% is considered appropriate given the size and shape of the site.							
Phasing		0-5 years		No constraints that would delay development					
Recommendation		The site is considered to have potential for development.							
Carried forward to the strategic fit stage									

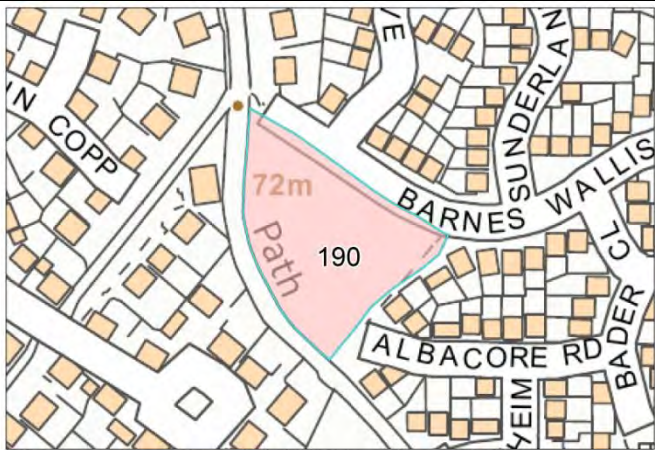
SHLAA ID		184		Site Address		Land south of Wellington Road			
<div><p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p></div>									
Description of the site		<ul style="list-style-type: none">• The site is currently open land• The site is Greenfield• The site is irregular• The site is flat• The site is a local nature reserve• The site is located in the urban areas and acts as a buffer between Admaston / Shawbirch and Wellington.							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is located within 200m of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however the sites are connected by continuous tree cover; it is considered that development has the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape. The site is close to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	35 DpH	Site Size	2.86 ha	Net site area	75%	Approximate Yield	75
		<p>Site density has been determined by the location and setting of the site. It is current a LNR and a low site density would be more appropriate given its semi-rural / buffer type setting.</p> <p>Net site area has been determined by the size of the site and the need to provide adequate access of Wellington Rd as well as the likely need to retain the green setting.</p>							

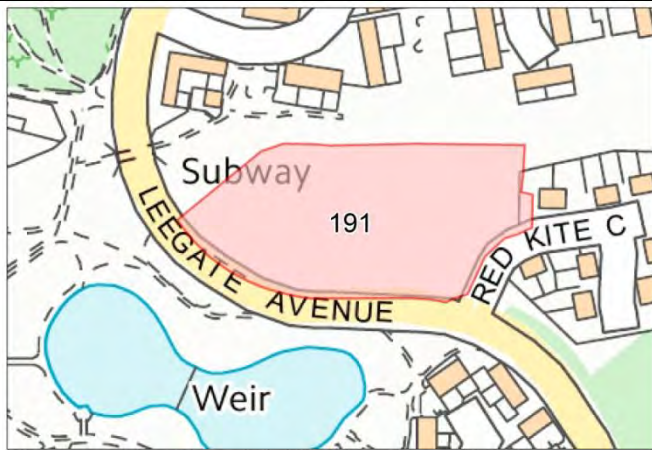
Phasing	5-10	If this site was to be developed the need to provide a suitable alternative site for wildlife would be required as part of mitigation.
Recommendation	The site is a Local Nature Reserve and provides a buffer between Admaston and the Telford urban area.	
Not suitable		

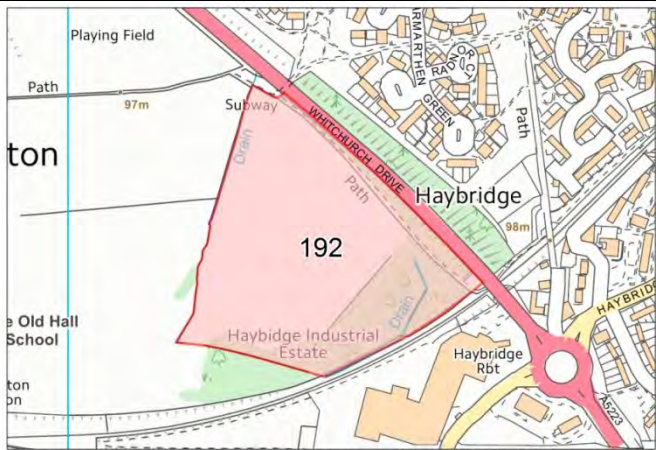
SHLAA ID		185		Site Address		Land west of Wellington Road, Admaston			
									
Description of the site		<ul style="list-style-type: none">• The site is currently open land and is Greenfield• The site is a wedge shape in between Wellington Rd and the Silkin Way• The site is flat• The main constraint to development is the shape of the site which narrows to a point to the south. The site has a number of trees with preservation orders on• The site is located in the semi / rural buffer zone close to Admaston.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	35 DpH	Site Size	1.01 ga	Net site area	85%	Approximate Yield	30
		Site density has been determined by the location and setting of the site, a low site density would be more appropriate given its semi-rural / buffer type setting. Net site area has been determined by the size of the site and the need to provide adequate access of Wellington Rd as well as the likely need to retain the green setting.							
Phasing		0-5		The site is flat with little constraint and in a village / semi-rural setting which should provide good levels of viability.					
Recommendation		The site is considered to have potential for development.							
Carried forward to the strategic fit stage									

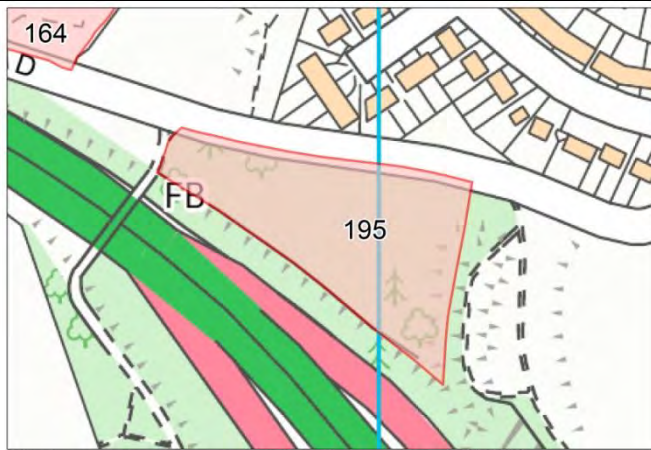
SHLAA ID	188	Site Address	Land north of Coney Way Green, Dothill						
									
Description of the site		<ul style="list-style-type: none"> • Site is a Greenfield that features a high number of trees. • Site is almost rectangular shaped, approximately 50% of site is green network. • Site is level and located in Urban Area. • Constraints are nearby playing field to Charlton School, impact on road, no vehicle access to site. 							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.</p>							
Estimated Yield		Density	35 DpH	Site Size	0.855 ha	Net site area	90%	Approximate Yield	27
		<p>A net site area of 35 DpH is justified as the site is located in the urban area of Telford and reasonably connected. The net site area has been decreased by reason of potential site layout – trees, neighbouring development (housing and playing field).</p>							
Phasing		0-5 years		No constraints that would delay deliverability.					
Recommendation		As there are no major constraints the site is considered to have potential for development.							
Carried forward to the strategic fit stage									

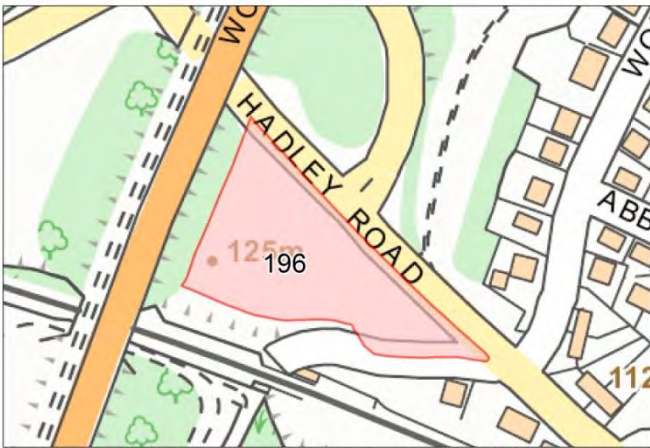
SHLAA ID		189		Site Address		Land off Grainger Drive			
									
Description of the site		<ul style="list-style-type: none">Site is green network and green field land. Majority of the site is a circular shaped with a remaining irregular part that curves and bounds around the cycle route.Site contains a number of trees and lies north of an existing playing field. No vehicle access to site. Site is located in the urban area.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape.							
Estimated Yield		Density	35 DpH	Site Size	1.027 ha	Net site area	85%	Approximate Yield	30
		A net site area of 35 DpH is justified as the site is located in the urban area of Teford and reasonably connected. Despite just being over 1 ha net site area has been decreased to 85% to address existing trees, site shape and adjacent public walk way.							
Phasing		0-5 years		No constraints that would delay deliverability.					
Recommendation		As there are no major constraints the site is considered to have potential for development.							
Carried forward to the strategic fit stage									

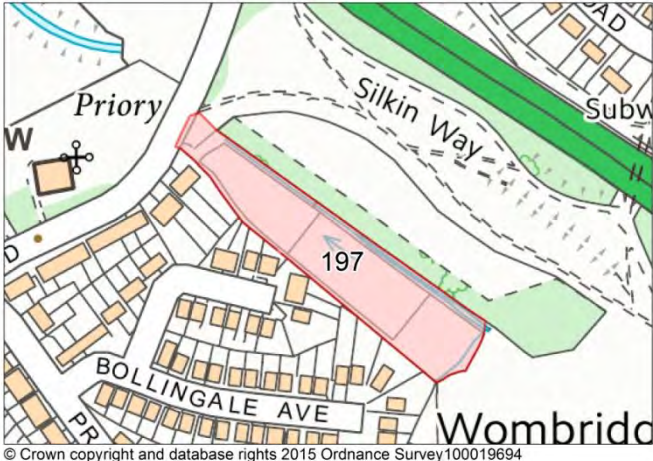
SHLAA ID		190		Site Address		Land off Barnes Drive			
									
Description of the site		<ul style="list-style-type: none">• Site is greenfield, area of open space.• Site is level and triangular shaped.• Trees bound the site edge.• Site is located within the green network, no vehicle access however potential to connect adjoining roads.• Site located in urban area, near to Apley Wood Primary School, Local Centre and cycle routes.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape.							
Estimated Yield		Density	35 DpH	Site Size	0.535 ha	Net site area	85%	Approximate Yield	16
		A net site area of 35 DpH is justified as the site is located in the urban area of Telford and reasonably connected. Net site area has been decreased to address sites shape, tree, path, and neighbouring development.							
Phasing		0-5 years		Existing constraints aren't significant to delay deliverability.					
Recommendation		As there are no major constraints the site is considered to have potential for development.							
Carried forward to the strategic fit stage									


SHLAA ID		191		Site Address		Land off Leegate Avenue			
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Description of the site		<ul style="list-style-type: none">Site is green field land, area open space/playing field.Almost rectangular shaped site that is levelSite features trees within and around the edge. Whole site is within green network. 75/80% of the site is within flood zone 3 – site has the potential to flood – would require FRA for assessment. No access to site.Site is located in the urban area, near to Leegomery Local Centre, secondary education and footpaths/cycle routes.							
PDL	Green								
Sustainability comments		The site is partially located within a minerals resource area; development may hinder the future access or use of these. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, strategic footpaths and cycle routes, secondary educational facilities and local centre services and facilities. The site is adjacent to an existing recreational area. Development at the site will result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	0.883 ha	Net site area	25%	Approximate Yield	7
		As the site is located in the urban area, a density of 35 DpH is considered appropriate. Due to the floodzone on the site, the net site area is reduced to 25%.							
Phasing		0-5 years		Site could start delivering in the short term.					
Recommendation		Unsuitable. Site lies within flood zone 3 and it is unknown if the site floods and if mitigation is possible and viable.							
Not suitable									


SHLAA ID		192		Site Address		East of Whitchurch Drive			
		 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>							
Description of the site		<ul style="list-style-type: none">Site is brownfield land, currently vacant green space.Site is almost a diamond shapeAbout 20% of the site lies within flood zone 2, train line runs along the southern part of the site. Site lies adjacent main road without any access. Impact on roundabout /road junction to consider. Trees on site and around edge of site as well as playing field adjacent. Whole of site lies within green network. Middle of the site is former landfill and remaining is landfill before – will require investigation for ground contamination and remediation.Site is level and located in urban area, near Wellington Market Town, primary and secondary education and good transport links.							
PDL	Green/ Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as the site is greenfield land within the urban area development has the potential for minor negative effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	30	Site Size	6.264	Net site area	70%	Approximate Yield	131
		A density of 30 DpH is considered appropriate for its location. Net site area has been decreased to address flood zone issues, playing field and train line noise issues.							
Phasing		5-10 years		Investigation and mediation works may delay deliverability.					
Recommendation		Unsuitable – landfill site							
Not suitable									

SHLAA ID		195		Site Address		Land off Capewell Road			
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Description of the site		The site is a thin strip of grassland that runs alongside Capewell Road and the A442 eastern primary. The site was previously used as part of mineral workings and as had extraction take place on the site. The site is bounded by mature trees around the border with the A442. The site is less than 400m from Trench Local Centre.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains). The site is within reasonable walking distance to local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.							
Estimated Yield		Density	45 DpH	Site Size	0.736 ha	Net site area	80%	Approximate Yield	26
		As a small site with ease access onto Capewell road and the local centre, the site would be considered appropriate for a higher density of 45. The net site area is set at 80% to deal with constraints that may exist from both the close proximity to the A442 and the former minerals extraction on site.							
Phasing		0-5 Years		A small site within the urban area, the site has good access and few constraints. Therefore the site could come forward early in the plan period.					
Recommendation		As a small site in the urban area with limit constraints and good access, the site is considered to have potential for development.							
Carried forward to the strategic fit stage									

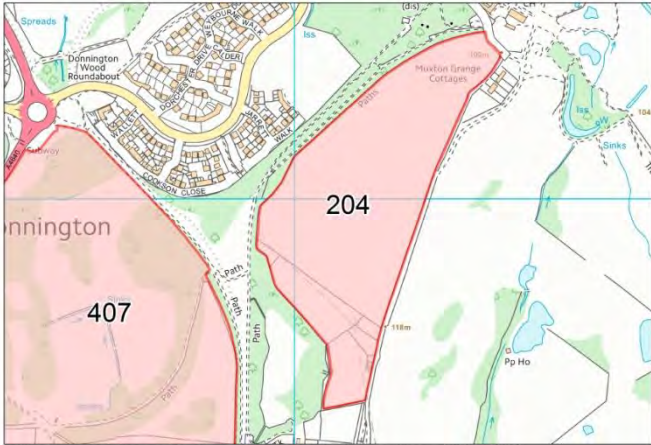
SHLAA ID		196		Site Address		Land Off Hadley Road			
									
Description of the site		A triangular shaped site which bound by roads to two sides and road and rail to the other. The site has previously been used within the mineral extraction industry, however it is now covered in trees. The site just over 800m from Oakengates District Centre.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and strategic footpaths. The site is within reasonable walking distance to strategic cycle routes, secondary educational facilities and recreational space. Development at the site would result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to the urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	0.601 ha	Net site area	85%	Approximate Yield	16
		A small site within the urban area, a density of 35 has been assumed. The net site area is set at 80% to take account of the need for an access to the site and its previous mining constraints.							
Phasing		0-5 years		As a small site with relatively few constraints, it is considered the site could come forward in the early part of the plan period.					
Recommendation		As a small site within the urban area with few constraints, it is considered that the site will be considered to have potential for development.							
Carried forward to the strategic fit stage									

SHLAA ID		197		Site Address		Land off Wombridge Road, Wombridge			
									
Description of the site		A thin strip site that runs to the north of residential development at Bollingale Avenue and The Cloisters. At its widest point, the site is no more than 40m wide. The site fronts onto Wombridge Road. The site is currently used for grazing and has had permission in 2013 for stables on the site. A narrow drainage ditch runs along the northern side of the site and above this there is an established band of trees.							
PDL	Green								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, strategic footpaths and cycle routes, town centre services and facilities, secondary educational facilities and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.							
Estimated Yield		Density	35 DpH	Site Size	0.707 ha	Net site area	40%	Approximate Yield	10
		As the site is a small thin strip within the urban area, a density of 35 is assumed. Due to its shape, and the need to get an access into the site, a low net site area of 40% is considered appropriate.							
Phasing		0-5 years		The site has few constraints to development, and therefore could be delivered early on in the plan period. Due to the site size and shape, it may be difficult to deliver a viable scheme on the site.					
Recommendation		Whilst the site is considered to have potential for development, an innovative design may be required to deliver an appropriate scheme.							
Carried forward to the strategic fit stage									

SHLAA ID		199		Site Address		Land east of St.Georges			
									
Description of the site		A small site alongside St Georges Road. The centre of the site is rough grassland and it is surrounded on the boundaries by dense vegetation. The site was formerly used as part of minerals extraction in the area and as such there are historic mineshafts on the site.							
PDL	Brown								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities (though it should be noted that a hypermarket is within reasonable walking distance), primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to bus services, secondary educational facilities and strategic cycle routes. The site is just over 200m from two local wildlife sites, given the development between the sites however, and mitigation provided through the Local Plan, it is considered unlikely that there would be any significant negative effects; potential for a residual neutral effect against SA Objective 18. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	0.565 ha	Net site area	95%	Approximate Yield	18
		The site is within the urban area but not in close proximity to a centre and therefore a density of 35 is assumed for the site. The site has relatively few constraints and is a small site, therefore a high net site area is assumed.							
Phasing		5-10 years		The site would require a loss off green space, including dense vegetation, and remediation of mineshafts on the site and therefore the site is unlikely to come forward until midway through the plan.					
Recommendation		The site is within urban area and has the potential to access onto a main route through the town. There would be a significant amount of tree loss on the site which can act as a visual buffer, this may need mitigating. If the site is brought forward with adjoining sites, it could produce an improved scheme. Consequently, the site is considered to have potential for development.							
Carried forward to the strategic fit stage									

SHLAA ID		200		Site Address		Land off The Nabb			
									
Description of the site		The site is a triangular shaped site which has previously been used as part of residential development and a former mineral railway ran to the west of the site. The site is currently partly open grassland with vegetation and trees covering other parts. On the eastern side there is a small informal parking area with access onto The Nabb, the Nabb is a narrow rough track. Towards the west of the site, the site slopes relatively steeply down to Willows Road. The site is within 400m of Oakengates District Centre. The site has several historic mineshafts on the site that may need remediating.							
PDL	Brown								
Sustainability comments		Development at the site may hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing public transport modes, town centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is beyond reasonable walking distance to primary educational facilities. The site is located within 200m of a local Willife Site, and is connected to the Wildlife site by continuous woodland, though mitigation provided through the Local Plan should ensure that there are no significant negative effects, there is still the potential for a residual minor negative effect through the loss of key connecting green infrastructure, and severance of a green corridor. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land, and woodland within the urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.							
Estimated Yield		Density	40 DpH	Site Size	1.051 ha	Net site area	70%	Approximate Yield	29
		The site is within the urban area and in relatively close proximity to a district centre and therefore a density of 40 is assumed appropriate for the site. As the site is brownfield with mineshafts and may have issues with regards to constraints that this potentially raises, the net site area is set at 70%.							
Phasing		10-15		Any development will need to improve the access to the site as well as remediating issues with regards to it previous uses. Therefore the site could come forward later in the plan.					


Recommendation	As an urban brownfield site, the site is considered to have potential for development. However, the site is likely to require some mitigation around some of the mining constraints and is likely to require improvements to the access.
Carried forward to the strategic fit stage	

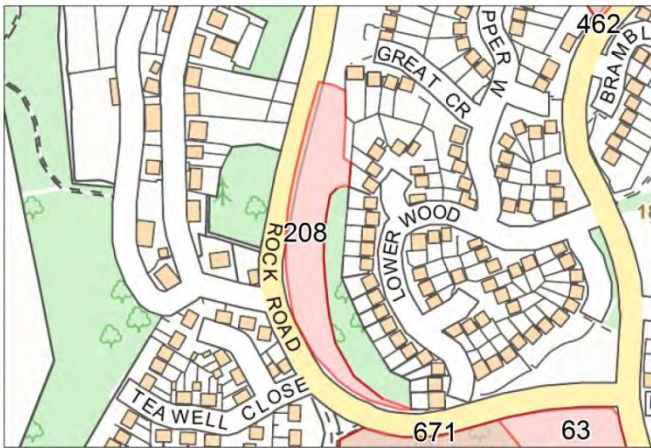
SHLAA ID		204		Site Address		Land west of Grange Lane			
									
Description of the site		A large greenfield site on the fringe of the urban area. The site does have access via grange lane, which runs to the west of the site and Muxton Lane which runs to the north of a small portion of the site. Both of these roads serving the site are narrow unadopted tracks. To the west of the site are both Local Nature Reserves and Wildlife Sites.							
PDL	Green								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. The site is adjacent to Local Wildlife Site, development at this site could contribute to enclosing the Wildlife Site. Though mitigation provided through the Local Plan should ensure that there are no significant negative effects there is the potential for a residual minor negative effect through loss of connectivity and increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the green network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to a Scheduled Monument and as such will require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; however development may alter the setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	30 DpH	Site Size	12.676 ha	Net site area	60%	Approximate Yield	228
		The site is some distance from any centres and is on the fringe of the urban area with poor access. The site also has green credentials being on the edge of wildlife site and LNR. Therefore the site is assumed to have a density of 30 and a low net site area, to be able to mitigate these constraints.							
Phasing		10-15		Due to issues around access and the green nature of the site, this may hamper the viability of the site meaning that the earliest it could be delivered is late in the plan.					
Recommendation		Whilst the site is considered to have potential for development, there are some constraints that are likely to require some mitigation.							
Carried forward									

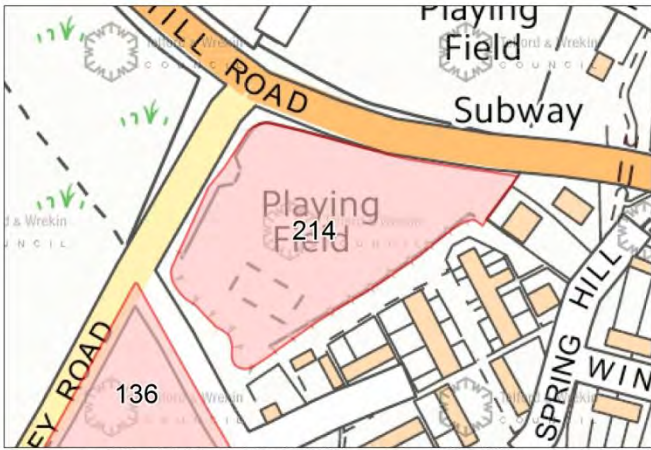
to the strategic fit stage	
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SHLAA ID		206		Site Address		Land off Fence Road			
Description of the site		<ul style="list-style-type: none">Currently the site is unused open green space with trees and shrubs located around the boundary of the site.The site is Brownfield land that was previously used for the stocking of clay and coal from open cast sites.The site has a slight curve to it on the east of the site and is 2.887 hectares.Topography of the area is quite uneven and varies quite considerably.There are three types constraints that can hinder development on the site, firstly this site is included as part of the green network, it is considered part of the Horsehay conservation area and it is located in a mining consideration area with mineshafts scattered over the site.The site is located in an urban area of Horsehay.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape. The site lies within a Conservation Area and as such development will require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	35 DpH	Site Size	2.887 ha	Net site area	90%	Approximate Yield	90
		Chosen the density for 35 due to it being located in an urban area with access to leisure facilities such as a golf course, school and within walking distance from a local centre of 0.4 miles. The low threshold is due to the three constraints that the site presents, the main one being a mineshafts.							


Phasing	5-10	Due to the land instability of the mineshafts on the site the site should take longer in order to mitigate for this. The site will have to be remediated as well due to the historic mineshafts on site. Due to the site being in a conservation area the dwellings need to be sensitively designed.
Recommendation	The site is considered to have potential for development. However, in preparing the site the land instability should be mitigated and the design of the dwellings should fit in with the surrounding area due to Horsehay being a conservation area. If the site were to be developed green infrastructure should be considered as part of the development as the site is part of the green network and the loss of it will create broken linkages within the area.	
Carried forward to the strategic fit stage		


SHLAA ID		207		Site Address		Land east of Rock Road			
									
Description of the site		The site is located in close proximity to a primary school and currently functions as open space. It is regular shaped, fairly level and has previously been developed for mining. The site is well connected to the road network. A local centre is within a short walking distance and the site is adjacent to existing development. The site is in a Mining Consideration Area and locates several mineshafts.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, and secondary educational facilities. The site is within reasonable walking distance to primary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014).							
Estimated Yield		Density	35 DpH	Site Size	1.171 ha	Net site area	80%	Approximate Yield	32
		As the site is not within close proximity to a centre, a density of 35 DpH justified. As there are several mineshafts on the site that need to be mitigated, a net site area of 80% is considered appropriate.							
Phasing		5-10		As there are several mineshafts that need to be mitigated, it is expected to be developed in the medium long term.					
Recommendation		The site is considered to have potential for development. The site is brownfield and is situated adjacent to existing development. With several mineshafts located on the site, the viability of the site could be affected as remediation is necessary.							
Carried forward to the strategic fit stage									

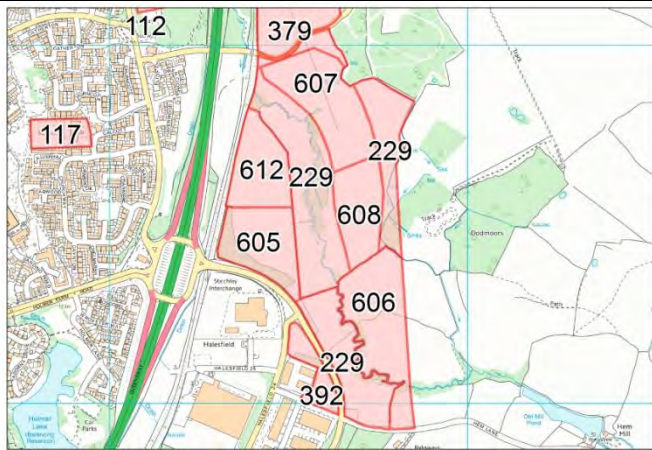
SHLAA ID		208		Site Address		Land north of Rock Road			
									
Description of the site		The site stretches along Rock Road in Telford Urban Area and currently functions as open space. It is irregular shaped, fairly level and has not previously been developed. The site is well connected to the road network with Telford Town Centre being a short drive from the site. The site is in a Mining Consideration Area and has no other major constraints.							
PDL		Green							
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	0.521 ha	Net site area	80%	Approximate Yield	14
		As the site is not within close proximity to a centre, a density of 35 DpH justified. Due to the irregular shape of the site, the net site area is reduced to 80%.							
Phasing		0-5		As there are few constraints this site could come forward in the short term.					
Recommendation		The site is considered to have potential for development as it is adjacent to existing development with few constraints.							
Carried forward to the strategic fit stage									


SHLAA ID	214	Site Address	Land South of Spring Hill Road						
									
Description of the site		<ul style="list-style-type: none"> Currently the site is being used for playing fields The site can be considered as brown field land as it has one mineshaft that is listed on the GIS system The site is shaped in a triangular shape due to the site being located at the intersection of Spring Hill Road and Doseley Road. The size of the site is 0.893 hectares. Topography of the site is flat. The constraints to development on the site consist of being part of the green network and being a mining consideration area with mineshafts located on the site. The site is located within the urban area of Dawley. The site is well connected as it is only 0.3 miles from the Dawley Town centre. 							
PDL	Brown								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.</p>							
Estimated Yield		Density	35 DpH	Site Size	0.893 ha	Net site area	95%	Approximate Yield	29
		<p>I have chosen the density of 35 DpH due to the site located near a town centre which is 0.15km away. Around the site there is with a good proportion of housing estates surrounding it.</p> <p>The net site area represents the site accurately at 95% is appropriate as the site is smaller than one hectare.</p>							
Phasing		5-10 years		<p>Due to the site having to mitigate for being situated in a mining consideration area with disused mines. It will take more time to mitigate and remediate the land before development commences.</p>					

Recommendation	The site is considered to have potential for development. The site is located close to existing transport infrastructure, leisure and retail facilities that could support the existing residents and future residents that could live on this site. Due to this site being part of the green network, green infrastructure should be included on this development.
Carried forward to the strategic fit stage	


SHLAA ID	220	Site Address	Land north of Rock Road						
									
Description of the site		<p>The site is currently a car park within walking distance to a Local Centre and to Telford Town Centre. Located in Telford Urban Area it is adjacent to a Local Nature Reserve and Wildlife Site. The site is regular shaped and within a 250m buffer of a landfill site and a Mining Consideration Area.</p>							
PDL	Brown								
Sustainability comments		<p>Development may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site and Local Nature Reserve, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. The site contains small areas of green infrastructure that lie within the Green Network, it is recognised that the significance of the negative effects could be reduced if these areas were retained in development. The site has not been assessed in the Landscape Sensitivity Study Update (2014), development could regenerate previously developed land within the urban area with the potential for minor positive effects on townscape.</p>							
Estimated Yield		Density	45 DpH	Site Size	0.711 ha	Net site area	95%	Approximate Yield	30
		<p>The site is in close proximity to the Town Centre and could therefore deliver a density of 45 DpH. A net site area of 95% is considered appropriate for a site under 1ha.</p>							
Phasing		0-5	<p>As there are few constraints this site could come forward in the short term.</p>						
Recommendation		<p>The site is considered to have potential for development as there are few constraints.</p>							
Carried forward to the strategic fit stage									

SHLAA ID		224		Site Address		Land off Snedshill Way			
									
Description of the site		The site is a greenfield site within the urban area of Telford. The A5 St Georges bypass runs to the east of the site and Snedshill Way to the north and west. To the south there is scout hut and residential development. The site has had permission for 45 dwellings. There is a thin wedge of the site that runs along the back of the scout hut.							
PDL	Green								
Sustainability comments		Development at the site may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	1.533 ha	Net site area	85%	Approximate Yield	45
		The site is green field and within the urban area and therefore a density of 35 is assumed on the site. As the site is greenfield with few constraints a high net site area is assumed, this is slightly lower that could be due to the thin wedge which is unlikely to be able to contain development.							
Phasing		0-5 Years		As a greenfield site in the urban area, the site is likely to be available early in the plan					
Recommendation		As an accessible site within the urban area, the site has few constraints and is considered to have potential for development.							
Carried forward to the strategic fit stage									

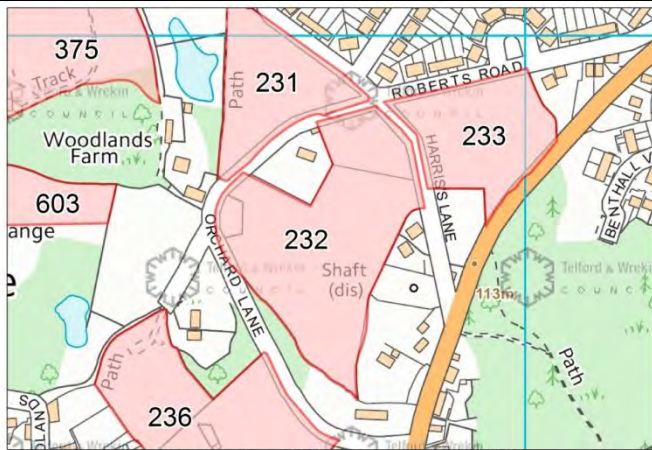
SHLAA ID		229		Site Address		South Nedge, Hey Lane, Halesfield			
									
Description of the site		<p>The site consists of 3 sub-sites in the Urban Area of Telford and has not previously been developed. Covering 15.5 ha the site is not in close proximity to a centre, shops or services and runs just north of an industrial park, east of the Queensway. The site is oddly shaped, mainly following a waterway. Large parts of the site are in Flood Zone 2 and 3. The site is also located in a Mining Consideration Area.</p>							
PDL	Green								
Sustainability comments		<p>The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to local centre services and facilities, secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site lies within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>							
Estimated Yield		Density	30 DpH	Site Size	15.542 ha	Net site area	40%	Approximate Yield	186
		<p>As the site is large and not in close proximity to a centre, a density of 30 DpH is justified. Because of the constraints and shape of the site, the net site area is reduced to 40%.</p>							
Phasing		10-15		<p>As the site is large and complex in nature, it is phased for the long term.</p>					
Recommendation		<p>As the Flood Zones provide major constraints to development, this site is not considered to have potential for development</p>							
Not Suitable									

SHLAA ID		230		Site Address		West Woodside Avenue, Madeley			
									
Description of the site		<ul style="list-style-type: none">Currently this site is unused green open space located near some residential estates.This site is designated as green field land and has not got any previous planning applications.The site is shaped like a crescent moon due to the curvature of Newcomen Way and the site is 1.3 hectares.Topography of the land appears to be flat.Only constraint that this site presents is that part of it belongs to the green network and there are two TPO trees on the site.The site is located in the urban area of Madeley and is currently committed for housing development.							
								PDL	Green
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, there is existing development between the sites and mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within an urban area with the potential for a minor negative effect on the townscape.							
Estimated Yield		Density	35 DpH	Site Size	1.344 ha	Net site area	90%	Approximate Yield	42
		The site has very constraints in enabling development which is the reason why the site has been given a higher density of 45DpH. Other factors such as it being located close to a local centre, leisure centre, existing dwellings and a school.							
		The net area of the site is 90% as the topography of the site is flat and there is are no constraints that will prevent from development from commencing straight away.							

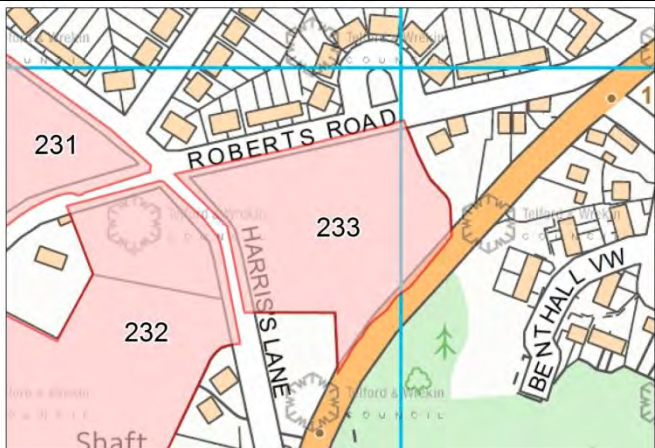
Phasing	0-5	The shape of the site should not provide any difficulty in developing the site and minimal constraints would suggest this site could be delivered within 5 years.
Recommendation	The site is considered to have potential for development as there are no constraints related to this site that would present any difficulties. The two TPO trees on site can easily be accommodated for when development take places. The site is part of the green network but the area where it is situated has so much green the impact of removing this site from the network would be minimal.	
Carried forward to the strategic fit stage		

SHLAA ID	231	Site Address	South of Roberts Road						
									
Description of the site		<ul style="list-style-type: none">Currently the land is acting as green open space.The site has a triangular shape and is 1.048 hectares.Topography of the site is hilly and it slopes downwards.The constraints to developing on this site is that it is located in the green network, within 250m landfill buffer and located within a mining consideration area. The site is located adjacent to a site which was intensely used for mining; this could present some instability issue on the site.The site is located within the urban area of Ironbridge.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, though development exists between the two sites, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to an urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	1.048 ha	Net site area	90%	Approximate Yield	32
		The site is located close to two schools, which are only 0.4km away. The site is located in a built up residential area with a decent road network running along side it. The site is located 0.9km away from a local centre which can provide a retail function for the local residents.							
		The site has constraints but they are constraints that should restrict the site from being viable. When developing the site the developer needs to consider stability issues due to the mines located on a site opposite.							
Phasing		5 years			The constraints on the site do not present any major difficulties in the sites viability and development can be achieved within 5 years. A possible cost to this site is				

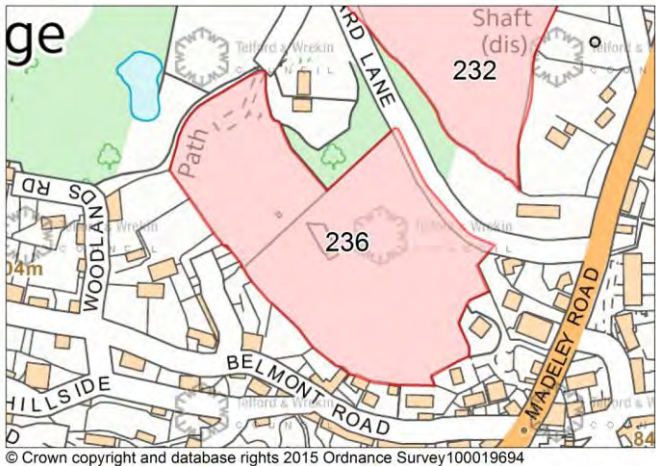
		creating access and providing utilities to the site.
Recommendation	The site is considered to have potential for development. The site is located in the heart of an existing residential area where there is a road network with access to public transport.	
Carried forward to the strategic fit stage		

SHLAA ID		232		Site Address		West of Harris Lane			
									
Description of the site		<ul style="list-style-type: none">This site is currently being used for horse grazing land and green open space. The site has a history of being Brownfield land as mining used to operate in the area, it is suggested on GIS there are three mineshafts present on the site.							
PDL	Brown	<ul style="list-style-type: none">The site measures 2.454 hectares and is a quite angular and awkward shape.The topography of the site appears to be steep and unevenThe constraints to development that this site presents include it being located within the green network, in a mining consideration area. The data suggested that in and around the site there are a few mineshafts which would suggest there are remediation issues and instability associated with the site. Part of the site appears to be situated within a conservation area and within the boundary of the world heritage site.This site is located in the urban area of Ironbridge.							
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. The site is adjacent to a Conservation Area and World Heritage Site, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	30 DpH	Site Size	2.454 ha	Net site	90%	Approximate Yield	66

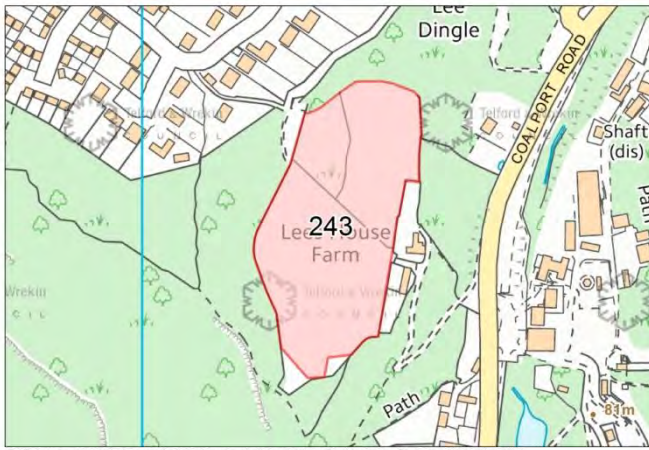
				area		
	<p>This site comfortably sits between Woodside and Ironbridge where it has easy access to two local centres. If it was developed the residents would be close to existing neighbourhoods and will be within walking distance from two education facilities which are the Abraham Darby Academy and Woodlands Primary School.</p> <p>The site is located within the world heritage site boundary which would restrict the style and the amount of dwellings that can be developed on the site. The site has a few mineshafts located on it which would suggest there will be significant costs associated in stabilising and remediating the site. For these constraints the site has been given a low net site area rating of 75%.</p>					
Phasing	Over 10 years	The site will take longer to develop due to the site having mineshafts located within the boundary and around the site boundary. The site is in the green network and developers can mitigate for this loss by providing green space on the site.				
Recommendation	I would recommend that this site is not considered as a viable site due to the associated costs of making it a viable site and the development would be constrained due to it being located in the world heritage site boundary.					
Not suitable						

SHLAA ID		233		Site Address		West of Ironbridge Road			
									
Description of the site		<ul style="list-style-type: none">Currently this site does not have a used and it is green open space.The site appears to be in a mining consideration area. The site does not have mines on it but the surrounding sites appear to have mine shafts on them.							
PDL	Brown	<ul style="list-style-type: none">The site appears to be quite angular and almost square in shape. The site measures 1.145 hectares in size.Topography of the site appears be to hilly and uneven due to the areas mining past and geology.The site appears to be within 250m buffer radius of a landfill site which can create a constraint to the site. Other constraints include the site being located in the green network and that the site is located in a mining consideration area.The site is located in the urban area of Woodside.							
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as the site is greenfield land in the urban area, there is the potential for a minor negative effect on the landscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	35 DpH	Site Size	1.145 ha	Net site area	95%	Approximate Yield	37
		The site present three constraints what should be noted, firstly the site a mining consideration area with possible land instability can limit development. Minor constraints with it being located in the green network and in a landfill buffer justify the net site area being 95%.							

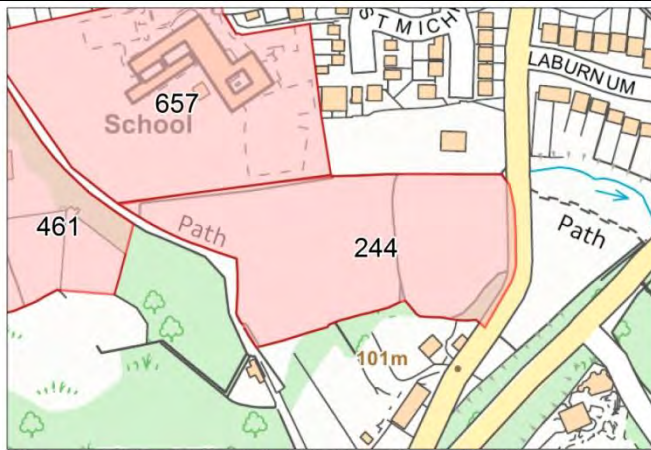
	Due to the site being close to local centres and other facilities justifies the density being 35%.	
Phasing	5-10	The constraints that the site presents are not significant, however these may delay the development of the site.
Recommendation	The site is considered to have potential for development. The green network sites are scattered around where the site sits so there is no major loss if this site is developed. For possible compensation and mitigation for wildlife, the developer would most likely be required to provide green space if the site was developed.	
Carried forward to the strategic fit stage		

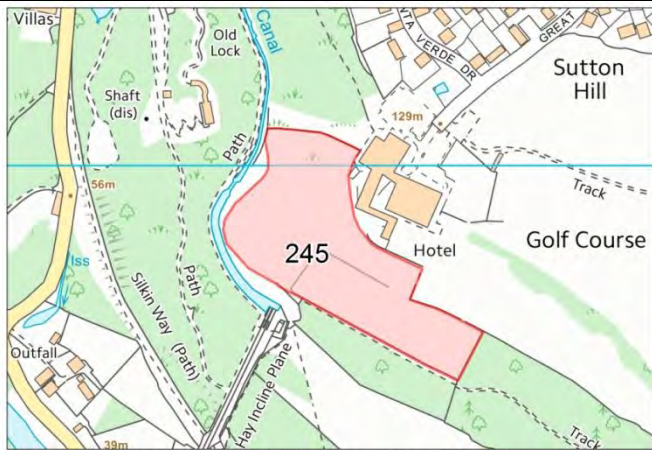
SHLAA ID	236	Site Address	North of Belmont Road
			
Description of the site		<ul style="list-style-type: none"> The site is currently being used as horse grazing land. The site is a Brownfield site as the site is in a mining consideration area even though there are no mine shafts on the site. This site is 2.4 hectares and consists of two fields, due to southern part of the site being located on the corner of Orchard Lane, has created a curved edge to the site. The site is based on a hill and topography of the site is uneven with a step incline. This site has a number of constraints which would delay development firstly due to this being located within the World Heritage Site issues associated with it such as being Area of Special Landscape Character, Conservation Area and being designated as a monument. These constraints can impair the amount of dwellings that could be delivered and their style. Due to Ironbridge being designated as an instability zone this is considered a major constraint to if the land is stable enough for housing to be built on it. The site is located in a mining consideration zone which can suggest the land is unstable not for just its geology but for the industrial processes that have taken place on the land and the surrounding site. The site is located in the centre of the urban area of Ironbridge. 	
PDL	Green		
Sustainability comments		<p>Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. The site lies partially within a Conservation Area and World Heritage Site and is</p>	

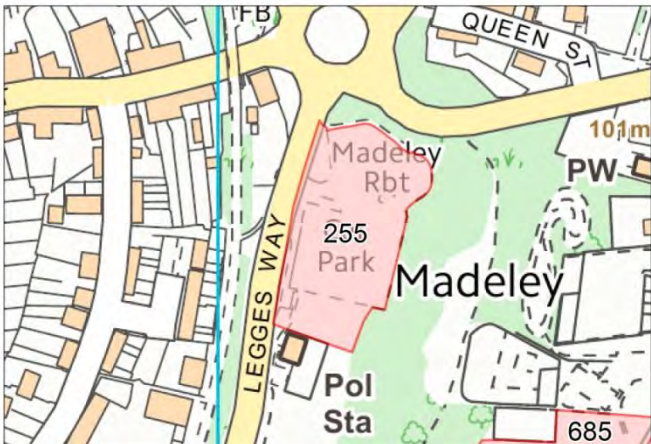
	surrounded by numerous Listed Buildings, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect.							
Estimated Yield	Density	30 dph	Site Size	2.403 ha	Net site area	90%	Approximate Yield	64
	The reason for the high density for this site is due to the major instability issues linked with it being located in Ironbridge. Other issues such as it being in a conservation area make this site a challenge to develop.							
Phasing	10 years		Due to the constraints that are presented on this site land stabilisation would be the main constraint and delay to development, I think that the development of this site would take over 10 years.					
Recommendation	This site is recommended to not put forward for development due to the constraints it presents in regards to land stability, remediation and the conservation area associated issues linked with it.							
Not suitable								

SHLAA ID	243	Site Address	South of Lee Dingle
 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>			
Description of the site		<ul style="list-style-type: none"> The site consists of wide open space surrounded by trees. There is housing estate located to the west to the space and to the east there is two farm houses. The site is designated as Greenfield land due to the site being located in a mining consideration area. The site is of an oval shape and is 2.6 hectares. The topography of the site is fairly flat. What are the constraints to development The site located in the urban area of Madeley. This does have constraints that would hinder development, it is located within a conservation area, within the world heritage site, it is designated a instability zone, it is located in the green network and that it is situated in a mining consideration area. 	
PDL	Green		
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and recreational space. The site is within reasonable walking distance to existing secondary educational facilities and strategic footpaths and cycle routes. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site contains a small area of previously developed land, however as the site is predominantly greenfield land adjacent to an urban area, there is the potential for a minor negative effect on the landscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.</p>	

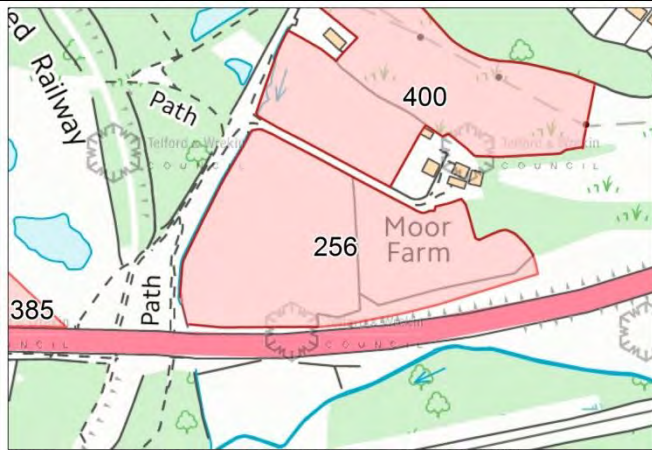
Estimated Yield	Density	30 DpH	Site Size	2.605 ha	Net site area	90%	Approximate Yield	70
	<p>The site is located within a built up residential area with education and recreational facilities within 1km distance. The site should be well connected for public transport due to the high concentration of housing estates.</p> <p>The site is fraught with a number of constraints that would affect its viability, the major constraints are related to it being located within a world heritage site, instability zone and a conservation area, for these reasons the net site area is 90%.</p>							
Phasing	10+ years		Judging on the size of the site It will have be phased. Even though there are no mines on the site there is still a chance the site will have to be remediated and stabilised .Removing the site from the green work will result in a loss of biodiversity within the area and this loss should be compensated for. Due to the site being located within the world heritage site and a conservation area the					
Recommendation	The site is not considered to have potential for development. The site has limited viability due to it being located within an instability zone which will cost to stabilise. The site is also with a conservation area and a world heritage site which can limit the amount of housing that can be situated on the site.							
Not suitable	The site does have some positive attributes as it is located near the Abraham Derby Academy and Woodlands primary school for educational facilities. For recreational uses there is golf course, cricket ground and BlistsHill Open Air Industrial Museum. For retail facilities the Madeley town centre is 1.1 km away and a local centre is only 0.9km.							

SHLAA ID		244		Site Address		South John Fletcher Junior School Legges Way			
									
Description of the site		The 2 ha site in Telford Urban Area is regular shaped, on a steep gradient and is connected to the road network to the east. The site's current use is open space/green space and has not previously been developed. A District Centre is within walking distance to the north of the site. Directly north to the site are a school and existing residential development, and to the south and east the site borders a World Heritage Site and Instability Zone. The site is in a mining consideration area.							
PDL	Green								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic cycle routes. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and recreational space. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as the site is greenfield land in the urban area, there is the potential for a minor negative effect on the landscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	40 DpH	Site Size	2.002 ha	Net site area	70%	Approximate Yield	56
		As the site is well connected to a centre a density of 40 DpH is considered appropriate. As the site is on a gradient, a net site area of 70% is justified.							
Phasing		5-10		As levelling work and possible mitigation measures are required, the site could come forward in the medium long term.					
Recommendation		Although the site is on a slope, with levelling works the site is considered to have potential for development.							
Carried forward to the strategic fit stage									

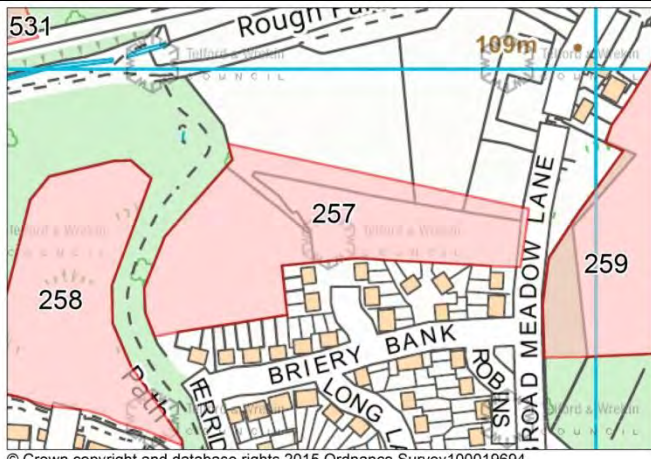
SHLAA ID		245		Site Address		West Hotel Crest Way Drive			
									
Description of the site		<p>The 3,3 ha site in Telford Urban Area is regular shaped and currently functions as open space, mainly grassland including trees. The site is adjacent to a hotel, southwest of a golf course. The site is on a slope going downwards towards the southwest and has not previously been developed. The site is not connected to the road network, is not within close proximity to a local centre and not directly adjacent to existing residential development. The site is located in a Mining Consideration Area, World Heritage Site, Area of Special Landscape Character, Conservation Area, Instability Zone and holds two mineshafts.</p>							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land with the potential for a minor negative effect on the landscape. The site lies within a Conservation Area and World Heritage Site, and is adjacent to Listed Buildings and a Scheduled Monument; mitigation provided through the Local Plan should ensure that there are no significant major negative effects, however development may alter the setting of the WHS with the potential for a residual minor negative effect.</p>							
Estimated Yield		Density	35 DpH	Site Size	3.342 ha	Net site area	60%	Approximate Yield	70
		<p>As the site is not well connected to a centre a density of 35 DpH is considered appropriate. Due to many constraints and uneven level of the site, a net site area of 60% is considered reasonable.</p>							
Phasing		10-15		<p>As the site is not connected to a road and multiple constraints apply, a long term phasing is expected.</p>					
Recommendation		<p>Due to multiple constraints this site is not considered suitable to come forward.</p>							
Not suitable									

SHLAA ID		255		Site Address		Overspill Car Park, Madeley			
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Description of the site		The site in Telford Urban Area of 0.7 ha is regular shaped and mainly functions as a car park, apart from a small area of green space in the south. The site is fairly level and the northern part is part of Madeley Medieval Urban Area. Madeley District Centre is a short walk from the site, which is adjacent to a proposed LNR designation to the east and a World Heritage Site to the west. The site also falls within a Mining Consideration Area and a 250m buffer of Landfill Site.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development could result in the loss of small areas of green infrastructure (outside of the Green Network), it is recognised that if development were to retain trees on site then the significance of the negative effect could be reduced. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is previously developed land with the potential for a minor positive effect on the landscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	40 DpH	Site Size	0.72 ha	Net site area	95%	Approximate Yield	27
		As the site is well connected to a centre a density of 40 DpH is expected as a minimum. As there are no major constraints and the site is well connected a net site area of 95% is justified.							
Phasing		0-5			As there are no major constraints the site could come forward in the short term.				

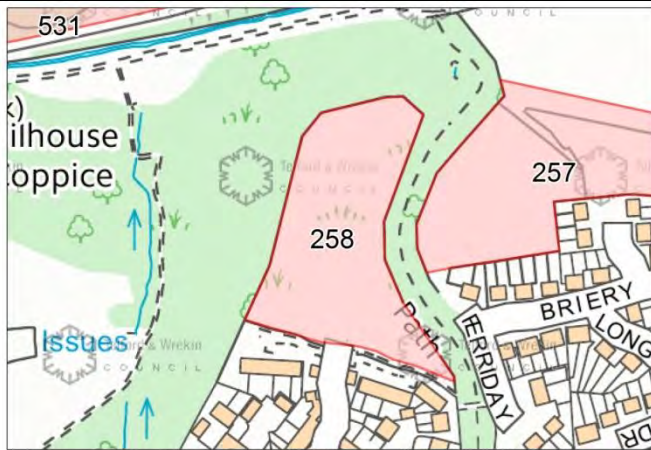
Recommendation	As there are no major constraints that could not be mitigated the site is considered to have potential for development.
Carried forward to the strategic fit stage	

SHLAA ID		256		Site Address		South of Moor Farm, Lightmoor			
									
Description of the site		<ul style="list-style-type: none">Currently the site appears to be clear green grazing land.The site does not have any mining considerations imposed on it so the site can be classified as Greenfield land.This site is wide in the south and narrows towards the north of the site.The sites topography appears to be flat and quite level.The only constraint that this site presents to development is that it is located with the green network. Another possible constraint is that the site is located within 250m Landfill buffer zone. Due to this site being an isolated site it could be costly connecting utilities and services to the site.This site is located in the urban area of Aqueduct.							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.</p>							
Estimated Yield		Density	40 Dp H	Site Size	1.93 8 ha	Net site area	90%	Approximate Yield	69
		<p>The site has potential for housing in an area that already has residences nearby. The site is by the A4169 which can provide access to the site and an excellent connection for public transport. The site is located nearby the Madeley Academy which is 532 yards away .There is an abundance of playing fields for recreational space and a local centre 861 yards away.</p>							

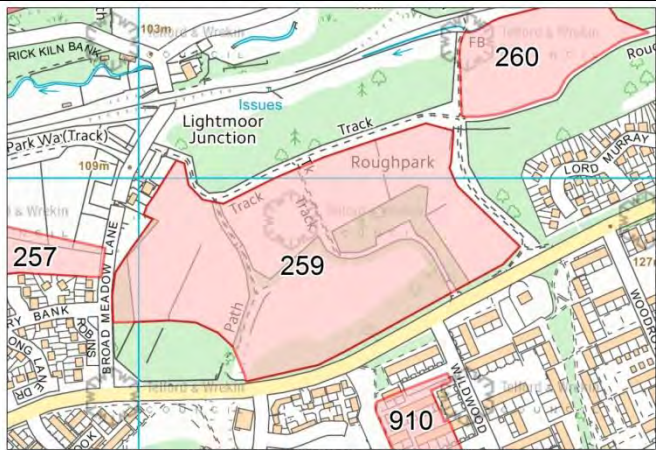
Phasing	0-5 years	This site has minimal constraints which could present issues when developing the site. The developer could be considerate and input green space into the development to mitigate for the loss of green network.
Recommendation	This site is a suitable site as it provides the links to retail, transport and recreational infrastructure which a new community requires. The site is close to existing communities so the site will not be an individual residential development. The site could be cost in connecting utilities and services. Consequently, the site is considered to have potential for development.	
Carried forward to the strategic fit stage		

SHLAA ID		257		Site Address		North of Broad Meadow ,Madeley			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		<ul style="list-style-type: none">Currently the land is being used for agricultural uses such as rearing horses.The shape of the site is quite angular due to the development on Briery Bank and appears to look like an 'L' shape.							
PDL	Green	<ul style="list-style-type: none">The topography of the site seems to be varied and sloping.The constraints to development seem to be minimal as the site is in the green network and is in a mining consideration area. Judging by the GIS layers it does not appear to be any mineshafts located on this site. There are some mineshafts noted on the opposite filed on the other side of the road.The site appears to be situated within the urban area of Madeley.							
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.							
Estimated Yield		Density	35 DpH	Site Size	1.201 ha	Net site area	90%	Approximate Yield	38
		The density is at a high scale due to the site being located next to existing residential area and good transport links such as Woodside Avenue. From the school to the housing site it is 0.73 km and from the local centre the distance is 0.88km which suggests the site is well connected.							
Phasing		Up to 5 years		This site can be developed within 5 years as it has minimal constraints that can affect the development on the site.					


Recommendation	The site is considered to have potential for development. The constraints that are presented can be mitigated against such as the green network.
Carried forward to the strategic fit stage	

SHLAA ID		258		Site Address		West Brierly Bank			
									
Description of the site		<ul style="list-style-type: none">Currently the land has no use and it is green open space with various types of trees scattered over the land.The site is relatively small with housing estates based in the south and to the north of the site it is confined by woodland.Topography of the area appears to be sloping hills sides which vary gradually over distance.The constraints that are presented on this site consist of more than half of this site is located within the green network, the site is situated next to a designated wildlife site and it is located in a mining consideration area. There are no mines located on the site however there is a high concentration of them on other sites towards the North West. The site itself is made up of significant gradients which would prove difficult to produce a viable scheme.The site is located in the urban area of Lightmoor.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.							
Estimated Yield		Density	30 DpH	Site Size	0.937 ha	Net site area	90%	Approximate Yield	25
		The density assumption included here is considered appropriate due to the size of the site and it's location in the built up area and proximity to transport infrastructure and local facilities.							
		The net site area is based on consideration of the size of the site, the							

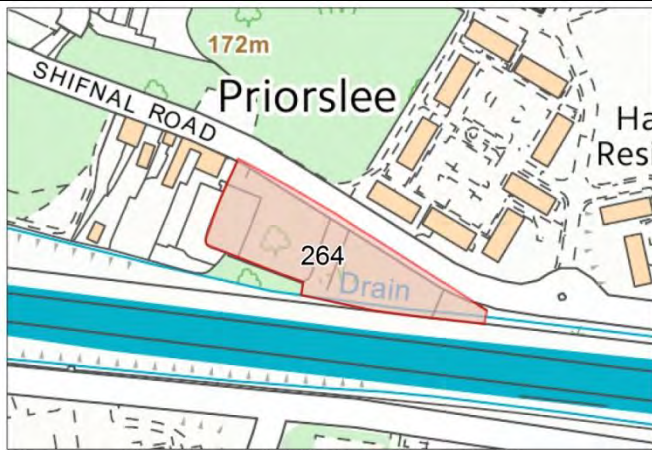
	constraints of the topography and the site being located next to a wildlife site, which could present some difficulties in progressing a viable scheme.	
Phasing	10 years	Due to the size of the site it could be delivered within 5 years, due to the majority of the site being located within the green network this loss will need to be mitigated for in the form of creating green space within the development. The topography of the site will create difficulties in creating a stable and viable scheme which is the reason why it is suggested the site is developable.
Recommendation	The site is considered not to have potential for development even though it is located nearby existing dwellings and infrastructure that is already being utilised by the existing communities that already reside within this location. The topography of the site could present some difficulties for the developer and the wildlife site being located next to the site will present some design constraints. Currently this site acts as a green space buffer between the community and the wildlife site.	
Not Suitable		

SHLAA ID		259		Site Address		North Woodside Avenue			
									
Description of the site		<ul style="list-style-type: none">Currently the site appears to have no use apart from being green open space.The land has 4 mineshafts that are located to the east of the site for this reason the land is classified as Brownfield land.The site appears to be wide with angular edges.The topography of the site appears to be gently sloping downwards.The constraints that this site presents to development is that it is located within the green network with plenty of broad leaved woodland being present on the site. The 4 mineshafts on the site present issues relating to instability and remediation on the site.The site is located in Lightmoor within a residential urban area.							
PDL	Brown								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. The site is within 200m of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape. The site is adjacent to a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect.</p>							
Estimated Yield		Density	40 DpH	Site Size	7.523 ha	Net site area	75%	Approximate Yield	226
<p>The density is justified for this site due to it being 699 yards away from two local schools and 590 yards away from a local centre. However, it could not be given a higher net site area due to it having the constraints of the green network and 4 mineshafts within the site.</p>									

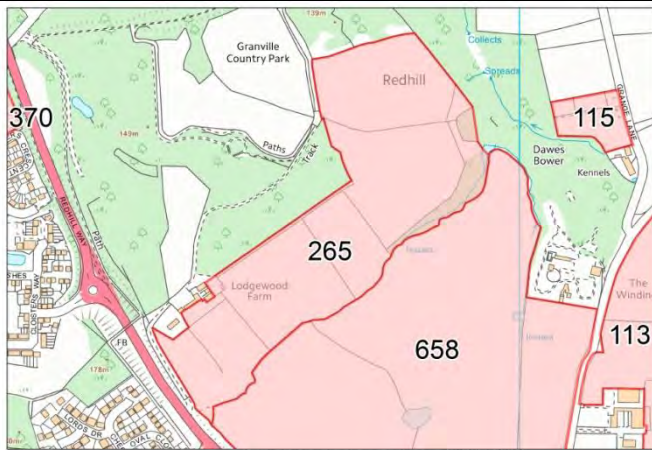
Phasing	10 years	The site has some constraints that will need to be mitigated for, such as it being located within the green network the broad leaf wood land that is present on the site will be removed. The site has 4 mineshafts that will be remediated and stabilised to ensure the ground is stable for development.
Recommendation	The site is considered to have potential for development. This is due to its proximity to existing facilities and existing residential areas. Due to a lot of the site being part of the green network the site should compensate for this loss by providing green space on it. The site's major constraint is the mines that are present on this site, remediation and stability issues will take up the time addressed before development takes place will require time.	
Carried forward to the strategic fit stage		

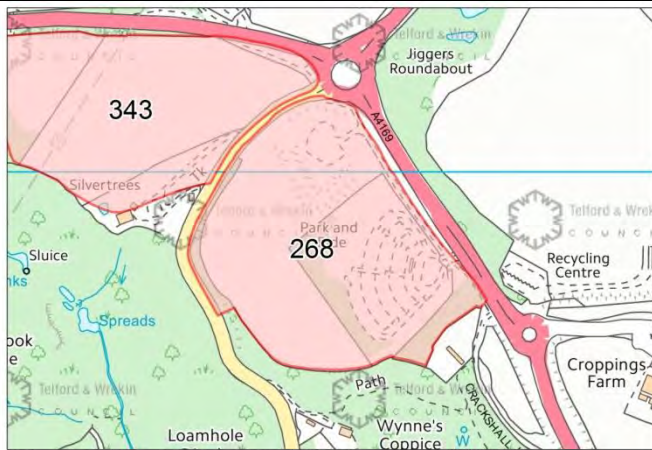
SHLAA ID	260	Site Address	North Rough Park Way						
 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>									
Description of the site		<ul style="list-style-type: none"> Currently the site does not have a use and is just vacant green space. This site does not have any history relating to industry and can be designated as a Greenfield site. The site appears to be a wide site and has a rectangular shape to it. The topography of the site appears to be flat with no issues with parts of the site being uneven. This site presents a minor constraint with it being located within the green network and it is with 250m landfill buffer. A major constraint that this site presents is that part of it is located within a flood zone 2 area. The site is located on the edge of Lightmoor. The site has a minor constraint of there being limited access on to the site which could be costly to implement. 							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is still potential for a minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape. The site lies partially within Flood Risk Zone 2, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>							
Estimated Yield		Density	30 DpH	Site Size	1.621 ha	Net site area	90%	Approximate Yield	51
		<p>The site is located near existing residential developments and only 591 yards away from Madeley Academy. The site had got a local centre situated nearby at only 695 yards away.</p>							

	The site has a few constraints which justifies the low net site area as the site is located next to a flood zone 2 area and the site has limited access which could only be improved by development from other neighbouring housing estates.	
Phasing	10 years	The flood zone issue will have to mitigate before development commences on this site. Depending on the severity of the flooding on this site it could take up to 10 year for housing to be finally developed on this site.
Recommendation	This site has flood zone issue that runs through a quarter of the site, due to this constraint I deem this site not entirely suitable as only part of the site can be developed. I would suggest that this site should not be considered a first choice for development.	
Not suitable		


SHLAA ID		264		Site Address		West of Campus, Shifnal Road, Priorslee			
									
Description of the site		The site is part brown field and part greenfield (50/50) and is currently overgrown and vacant. The site is 0.59 hectares, rectangular, narrows to a point at the eastern boundary and falls away towards the motorway. Topography, shape of the site and the already constrained highway access arrangements may affect the viability of any development. The site is located within the urban area and is close to the local Priorslee Centre.							
PDL	Green / Brown								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to local centre services and facilities, strategic cycle routes and recreational space. The site is adjacent to the M54 with the potential for disturbance and pollution effects, however given the mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, there should not be any significant negative effects; potential for a residual neutral effect against SA Objective 13. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	40 DpH	Site Size	0.59 ha	Net site area	70%	Approximate Yield	16
		As the site is in close proximity to a centre, a density of 40 DpH is justified. The irregular shape of the site and the topography has led to a net site area estimated at 70%.							
Phasing		10-15 years		The site should be phased towards the end of the plan to take account of the cumulative impacts of local developments on the highway networks. The type of development will also have an effect on the viability of any development i.e. additional student accommodation or private housing.					

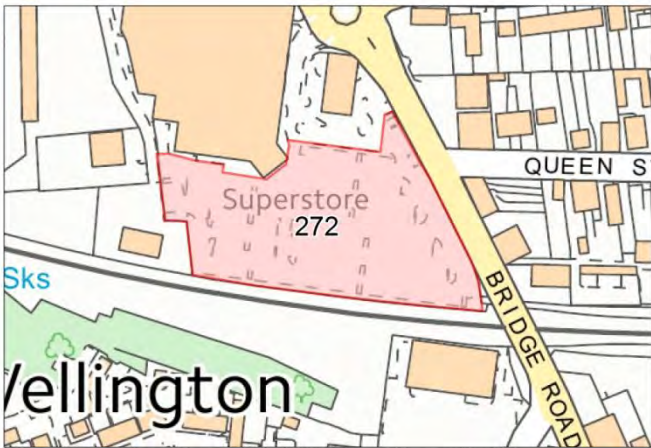
Recommendation	It is recommended that this site does not go forward for residential development at this time due to the constrained nature of the existing highway network capacity and parking issues. However should the development come forward for uses connected with the university this could be looked on favourably as parking could be provided on their existing site.
Not suitable	

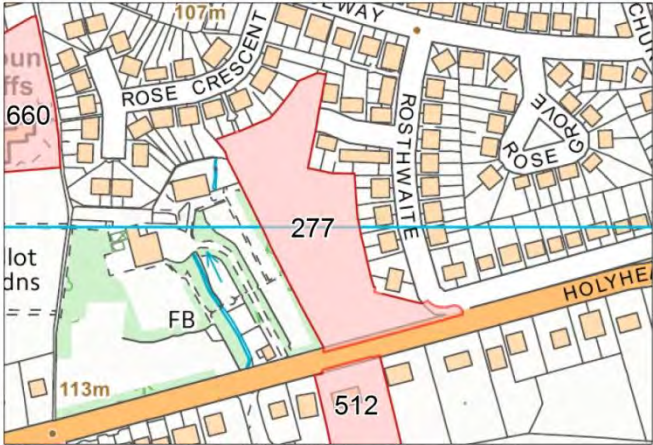
SHLAA ID		265		Site Address		Land south of Redhill Way			
									
Description of the site		The site is currently used as a composting facility and as such has a large number of concrete pads for the processing of this and the storage of topsoil. This is a recent use on the site and it has previously been an agricultural farm. The field boundaries for this are still visible and some of the fields remain undeveloped. The site includes a small part of a wildlife site on the eastern edge. To the north of the site there is a proposed Local Nature Reserve (LNR). The site has an existing access onto Redhill Way. The site is currently within but on the edge of the urban area.							
PDL	Green/ Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is still the potential for a residual minor negative effect through increased disturbance, light and noise pollution. Development at the site could result in the loss of green infrastructure within the green network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development would also result in the permanent loss of best and most versatile agricultural land (the site contains Grades 3a and 3b agricultural land).							
Estimated Yield		Density	30 DpH	Site Size	15.319 ha	Net site area	75%	Approximate Yield	344
		As a large site on the edge of the urban area and not in close proximity to a centre, a density of 30 is assumed. The net site area is set to enable infrastructure to be put in to the site and provide ancillary spaces.							
Phasing		10-15 Years		As the site is currently in use as a composting facility and therefore there maybe significant remediation needed to bring the site forward for development.					
Recommendation		There may be the requirement to remediate the site before any development could come forward on the site which would affect the viability of the site coming forward, however due to the size of the site and the fact it could be come forward with adjoining sites, the site is considered to have potential for development.							
Carried forward to the strategic fit stage									

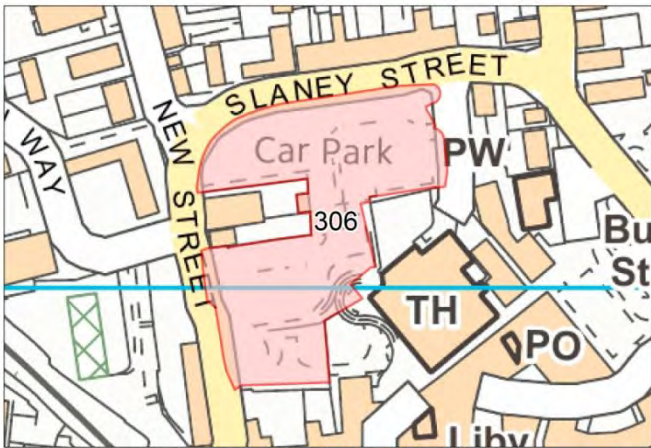
SHLAA ID		268		Site Address		Jiggers Bank A4189			
									
Description of the site		<ul style="list-style-type: none">Currently this site is a mixture of green open space and a car park.This site was originally designated for employment use and is considered a Brownfield siteThe shape is quite oval with some angular edges to the south east of the site. The overall size of the site 6.4 hectares.The topography of the site appears to be flat and there are trees at the edge of the site contouring its shape.Due to the site being previously used for as a car park this Brownfield land will have to be remediated for work can be carried out at the site. The site was previously a landfill and presents some inability issues due to a recent planning application trying to stabilise a cliff face that is located near the site. This site is also been designated a mining consideration area, even there are no mines on the site there are mine shafts on the recycling centre site which is opposite.The site is located on the edge of the urban area of Horsehay.							
PDL	Brown								
Sustainability comments		<p>Development at the site could result in the loss of existing park and ride facilities. Development at the site may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing local centre services and facilities and recreational space. The site is adjacent to a Local Wildlife Site and within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however the site is predominantly greenfield land and development has the potential for a minor negative effect on the landscape. Development would also regenerate a small area of previously developed land.</p>							
Estimated Yield		Density	30 DpH	Site Size	6.456 ha	Net site area	85%	Approximate Yield	165
		The site is a decent and good size for its location. The site is only 255 yards from Lightmoor school and 346 yards from a local centre, the site is well							

	located and can offer plenty of space for houses to be developed on. The sites density is not as high as it should be because the site used to be a landfill site which presents constraints in regards to remediation and instability. Due to the recent application which presented instability issues this suggests that the site may have these issues in the future and may present a risk to any new homes that are developed nearby.	
Phasing	10 years	Due to the size of the site the site will possibly have to phased.
Recommendation	I would deem this site as not suitable for development due to this land having recent instability issues which may present a risk to housing. The site has recently had the park and ride facility developed on the site which suggests that this site has a use and is designated for employment rather than housing.	
Not Suitable		

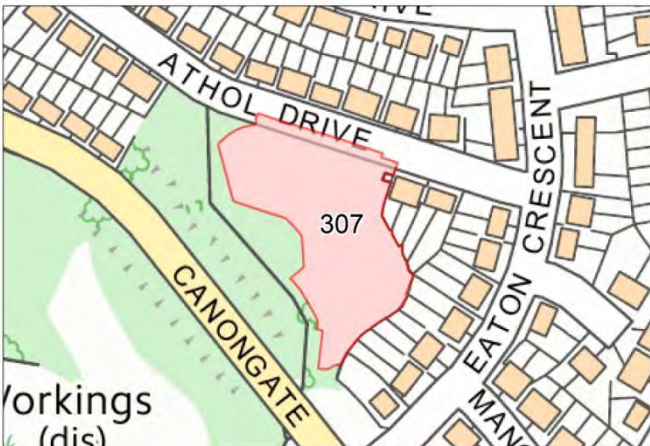
SHLAA ID		269		Site Address		Land west of Silkin Way			
									
Description of the site		The site in Telford Urban Area of 3.3 ha is regular shaped, functions as agricultural land/open space and has not previously been developed. The site is fairly level and for a large part surrounded by a Wildlife Site. Multiple Local Centres and a District Centre are approximately 1km from the site, but none are within direct walking distance. The northern part of the site is within a 250m buffer of a landfill site and the full site is within a Mining Consideration Area.							
PDL	Green								
Sustainability comments		Development may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Nature Reserve and Key Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	3.307 ha	Net site area	75%	Approximate Yield	27
		As the site is not in close proximity to a centre a density of 35 DpH is expected to be delivered. As there are no major constraints and the site is well connected a net site area of 75% is justified for a site of this size.							
Phasing		5-10			As this is a medium-sized Greenfield site is expected to come forward in the medium-long term.				
Recommendation		Although the site is Greenfield and not in close proximity to a centre are there							
Carried forward to the strategic fit stage		no major constraints for this site to not be developed. Consequently, the site is considered to have potential for development.							

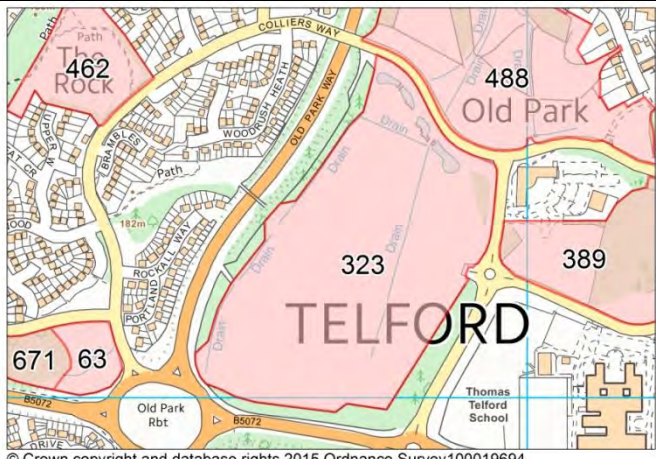
SHLAA ID		272		Site Address		Supermarket at Bridge Road			
						 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>			
Description of the site		<ul style="list-style-type: none">• Site is currently a car park for Aldi supermarket• Site is brownfield land and level• Site is irregular.• Constraints – supermarket impact (i.e. noise, delivery), adjacent train line, impact on junction.• Supermarket would need to provide alternative parking/delivery arrangements.• Site is located in Wellington Market Town, near to schools and public transport.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing public transport modes (buses and trains), market town centre services and facilities, strategic cycle routes and recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is previously developed land within the urban area with the potential for minor positive effects on townscape and potential to improve green infrastructure connections.							
Estimated Yield		Density	40 DpH	Site Size	1.217 ha	Net site area	85%	Approximate Yield	41
		A density of 40 DpH is justified as the site is well located. Net site area has been decreased to 85% to address site shape.							
Phasing		0-5 years		No issues to delay deliverability – however may need to find alternative parking					
Recommendation		Due to limited constraints evident on the site it is considered to have potential for development.							
Carried forward to the strategic fit stage									

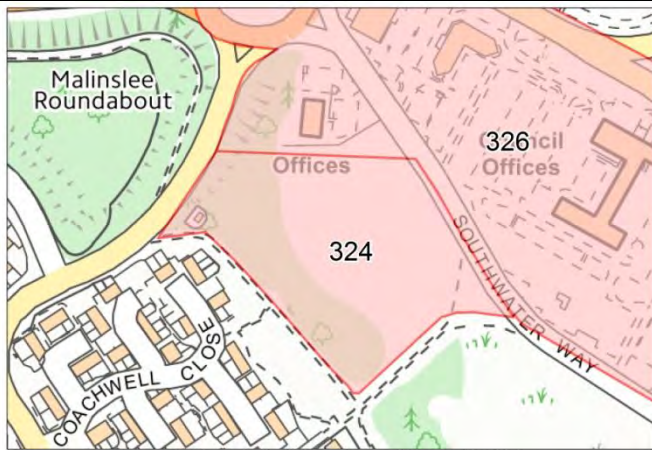
SHLAA ID		277		Site Address		Land west of Rosthwaite			
									
Description of the site		<ul style="list-style-type: none">• Site is Greenfield.• Site is irregular, relatively flat however rises slightly in parts• Whole site is within Green Network and contains TPO's.• Site is surrounded by residential development (around north and east)• No vehicle access, Listed Building to the west• Site is located in Urban Area, near to Wellington Market Town and near to public transport routes, walking and cycling.							
PDL	Green								
Sustainability comments		<p>The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing public transport modes (buses and trains), market town centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within an urban area, development has the potential for a minor negative effect on townscape. The site is adjacent to a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	40 DpH	Site Size	1.05 ha	Net site area	85%	Approximate Yield	35
		<p>A density of 40 DpH is justified as the site is located in the urban area and to address difference in character along Holyhead Road and the Listed Building to the west.</p> <p>Net site area has been decreased to accommodate distance between other dwellings, site level and shape and protected trees.</p>							
Phasing		0-5 years		Site issues shouldn't delay deliverability.					
Recommendation		This site is considered to have potential for development as there are no major constraints evident.							
Carried forward to the strategic fit stage									

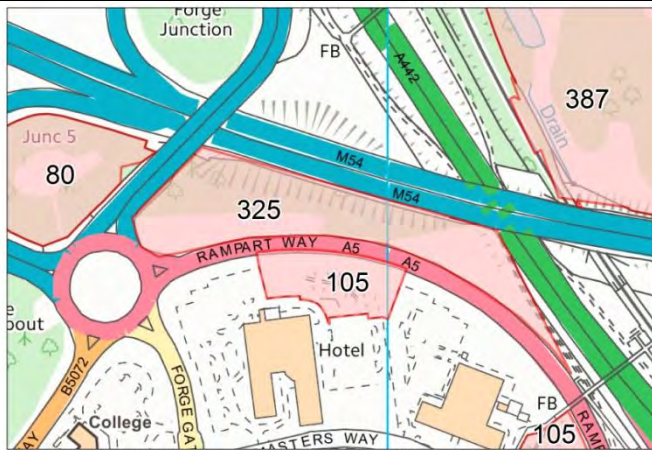
SHLAA ID		306		Site Address		Central car park Stafford Road, Oakengates			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		The site is currently in use as a surface car park. It has had several previous uses, including residential and a nail factory has been on the site. The site is bounded by Slaney Street to the north and New Street to the west. The site is adjacent to the Place Theatre and as such is on the edge of Oakengates Centre.							
PDL	Brown								
Sustainability comments		Development could hinder the future access to or use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing public transport (buses and trains), strategic cycle routes, town centre services and facilities, educational facilities and recreational space. The site is beyond reasonable walking distance to existing strategic footpaths. Development would regenerate previously developed land promoting the efficient use of land, with the potential to also enhance green infrastructure connections. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an existing car park with the potential for positive effects on the townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.							
Estimated Yield		Density	35 DpH	Site Size	0.85 ha	Net site area	70%	Approximate Yield	20
		The site is currently a well used car park, adjacent to the centre. Alternative land or an innovative design would be required to be able to mitigate the loss of parking spaces on the site. Within the centre the site would be suitable for a higher density development, potentially including apartments. The net site area is lower to address the loss of spaces and to bring in other uses such as green space.							
Phasing		5-10 years		Before the site could come forward, the loss of parking spaces within the centre would need to be addressed. This could affect the viability of the site and therefore it is assumed the earliest the site could come forward is midway through the plan.					
Recommendation		The site could be used to deliver redevelopment and regeneration within the centre. Constraints such as the loss of car parking and with regards to its							

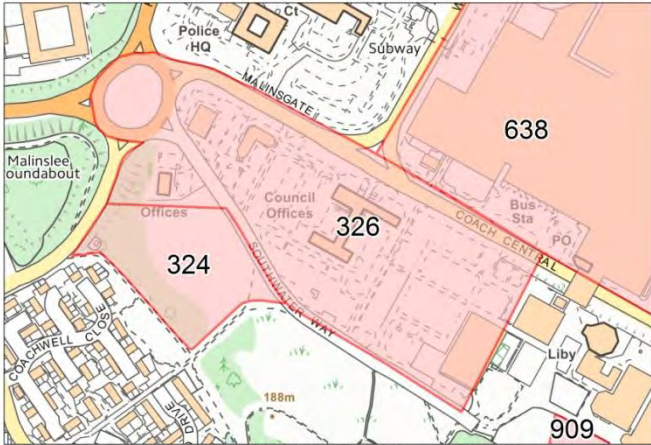
Carried forward to the strategic fit stage	previous uses will need addressing before development is delivered on the site.
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SHLAA ID		307		Site Address		Open space at Athol Drive			
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Description of the site		The site is currently an open grassed site that has previously been used for mining. There are several historic mineshafts that cover the site. The site has a frontage onto Athol Drive at the north of the site and residential development to the east. To the south and west of the site there is mature woodland and the site falls away towards Canongate. The site is under 800m from Oakengates Centre							
PDL	Brown								
Sustainability comments		Development at the site may hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.							
Estimated Yield		Density	35 dph	Site Size	0.502 ha	Net site area	70%	Approximate Yield	12
		The site is within the urban area and is reasonably close to Oakengates Centre and therefore would be considered for a higher density. As the site has several historic mineshafts on the site and includes a loss of open space that may need mitigating, a lower net site area is assumed.							
Phasing		5-10 years		The site is currently green open space with a relatively good access, it will however have to mitigate against the former mineshafts on the site and therefore is not deliverable until midway through the plan.					
Recommendation		As a small brownfield site within the urban area, it is considered that the site has potential for development.							
Carried forward to the strategic fit stage									


SHLAA ID		323		Site Address		Old Park 1, Old Park Way			
									
Description of the site		The site of 10.8 ha is regular shaped, functions as agricultural land and open space and is classified as Brownfield as it is previously used for open cast mining. The site is fairly level and within close proximity to Telford Town Centre and a Retail Park. Being adjacent to a school, the site is in the Urban Area of Telford. Apart from the site being within a Mining Consideration Area are there no constraints.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014).							
Estimated Yield		Density	35 DpH	Site Size	10.79 ha	Net site area	75%	Approximate Yield	283
		As the site is in close proximity to the Town Centre a density of 35 DpH is expected to be delivered. As there are no major constraints and the site is well connected a net site area of 75% is justified for a site of this size.							
Phasing		10-15		As this is large site it is likely to be delivered in the long term.					
Recommendation		There are no major constraints and the site has therefore potential for development.							
Carried forward to the strategic fit stage									

SHLAA ID		324		Site Address		Town Centre 7, Southwater Way			
									
Description of the site		The site in Telford Urban Area of 2 ha is regular shaped, fairly level and located on the edge of Telford Town Centre. The current use of the site is open space, containing grassland and trees. North and east of the site are offices and to the south is adjacent residential development located. Apart from a structure in the west has the site not previously been developed. The site is located in a Mining Consideration Area and locates two mineshafts in the south of the site.							
PDL	Green								
Sustainability comments		Development could result in the loss of existing employment land (offices). Development could hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, town centre services and facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), development could regenerate an area of previously developed land; however as the site is predominantly greenfield land within in an urban area it is considered to have the potential for a minor negative effect on the townscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.							
Estimated Yield		Density	50 DpH	Site Size	2.059 ha	Net site area	75%	Approximate Yield	77
		As the site is in close proximity to the Town Centre a density of 50 DpH is expected to be delivered as a minimum. As there are an existing structure and two mineshafts, a net site area of 75% is justified for a site of this size.							
Phasing		5-10			As mitigation measures have to take place the site is expected to come forward in the medium long term.				
Recommendation		As there are no major constraints evident on the site that cannot be mitigated this site is considered to have potential for development.							
Carried forward to the strategic fit stage									

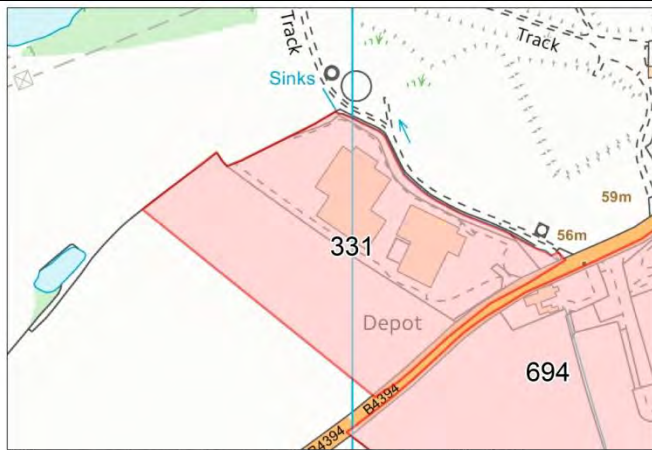
SHLAA ID		325		Site Address		Rampart Way			
									
Description of the site		The site of 2 ha is located on Rampart Way in Telford Town Centre, north of a hotel and office buildings and directly south of the M54. The site has a narrow shape, has not previously been developed and is within close proximity to a railway station. There is no other current residential development in close proximity. The site falls partly within the 250m buffer of a landfill site, north of the M54. The site is in a mining consideration area.							
PDL	Green								
Sustainability comments		<p>The site could deliver employment growth within a strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing educational facilities and recreational space. The site is within reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities and strategic footpaths and cycle routes. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.</p>							
Estimated Yield		Density	45 DpH	Site Size	2.019 ha	Net site area	60%	Approximate Yield	54
		As the site is in close proximity to the Town Centre a density of 45 DpH is expected to be delivered as a minimum. As a buffer to the motorway is required and is narrow shaped, a net site area of 60% is expected.							
Phasing		0-5		As there are no major constraints this site could come forward in the short term.					
Recommendation		As there are no major constraints for development this site is considered to have potential for development, albeit on a reduced portion of the site.							
Carried forward to the strategic fit stage									

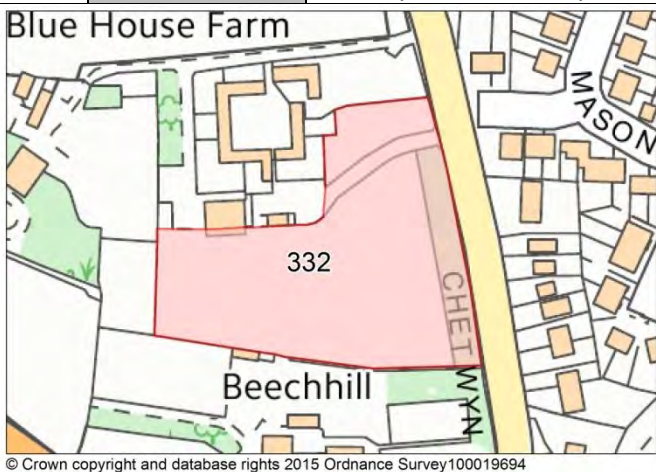
SHLAA ID		326		Site Address		West Southwater, Telford Centre					
						© Crown copyright and database rights 2015 Ordnance Survey 100019694					
Description of the site				The site of almost 9 ha is located in Telford Town Centre and currently locates office buildings, a shopping mall and car parking areas. The site has a regular shape, and is adjacent to Telford Shopping Centre. The site is in a mining consideration area.							
PDL		Brown									
Sustainability comments				Development at the site could result in the loss of existing employment land (council offices). Development at the site could hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing bus services, town centre services and facilities and strategic cycle routes. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), as the site is predominantly previously developed land development has the potential for minor positive effects on the townscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.							
Estimated Yield				Density	60 DpH	Site Size	8.95 ha	Net site area	75%	Approximate Yield	402
				As the site located in the Town Centre a density of 60 DpH is expected to be delivered as a minimum. Due to the size of the site, a net site area of 75% is expected.							
Phasing				10-15		As there are existing uses and due to the large size of the site, this site is expected to come forward in the long term.					
Recommendation				As there are no major constraints for development this site is considered to have potential for development.							
Carried forward to the strategic fit stage											

SHLAA ID		329		Site Address		Land of West of Wellington Road, Church Aston			
									
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		The site is greenfield land located on the south western fringe of Newport. A proposal (TWC/2014/0273) for 26 dwellings was approved, in outline, in December 2014.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing bus services and educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2).							
Estimated Yield		Density	25 DpH	Site Size	1.2 ha	Net site area	85%	Approximate Yield	25
		Site capacity has now been established through the approval for 26 dwellings.							
Phasing		0-5 years		Reserved Matters application submitted 23/2/2015 for 26 dwellings, not yet determined. Site is considered to be deliverable (within next 5 years).					
Recommendation		Within this location, the site is considered to have potential for development.							
Carried forward to the strategic fit stage									

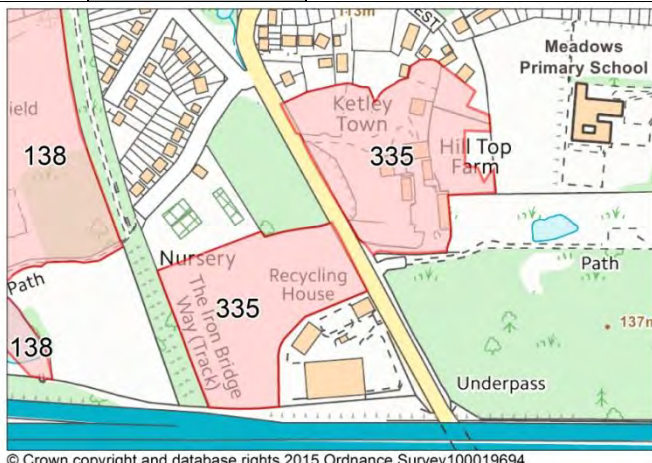
SHLAA ID		330		Site Address		Land North of Scrap Yard ,Dawley			
									
Description of the site		<ul style="list-style-type: none">• The site is currently a scarp yard and has been so for a number of years.• Due to the industrial nature of the site, it is classed as Brownfield land.• The site triangular in shape and is 1.417 hectares.• The topography of the area seems to vary in height as the site itself is 142m above sea level.• The constraints that this site proposes to development is due to it being a Brownfield site and having an industrial history that is recent and also dating back to the Victorian era due to three mine shafts being located on the site. One positive thing about this site is that the green network is not included in the site boundary.• The site is located within the urban area of Little Dawley.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is surrounded by Local Wildlife Sites, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is previously developed land and development has the potential for minor positive effects on townscape, and the potential to enhance green infrastructure connections. The site is adjacent to a Listed Building, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	40 DpH	Site Size	1.417 ha	Net site area	90%	Approximate Yield	70
		The site is located on the edge of Dawley and is well connected due to it having access to a main road which is called Lightmoor road. The site has a residential area opposite to compliment it and the distance away from a local school is only 856 yards away.							

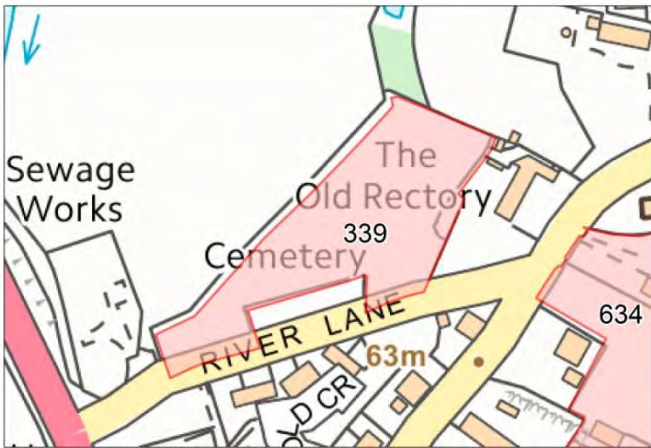
Phasing	5-10 years	The site has three mine shafts on it which could possibly present instability issues on the site. Due to the site having a variety of industry on it the site will require remediation.
Recommendation	The site is considered to have potential for development. Housing on the site would not look out of place in the landscape due to residences being located nearby.	
Carried forward to the strategic fit stage		

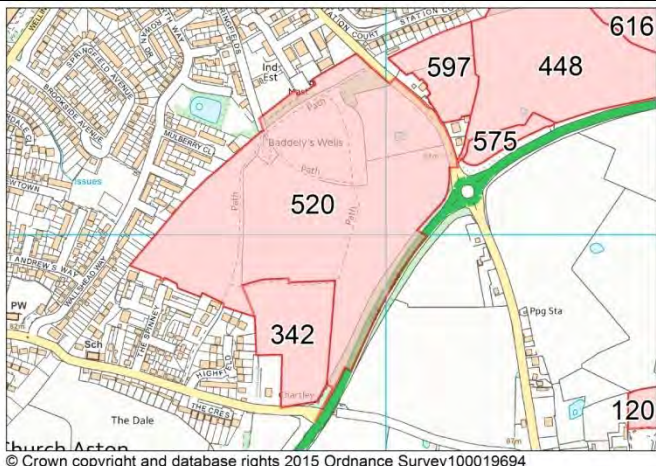
SHLAA ID		331		Site Address		Area north west of Sugar Beet Factory			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for employment purposes and is brownfield• The site has a regular shape and is flat• The site is within the buffer of a landfill site and a mining consideration area.• The site is remotely located in the rural area but adjacent to the former sugar beet factory (SHLAA site 694)							
PDL	Brown								
Sustainability comments		Development at the site could result in the loss of existing employment land (Depot). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. The site is located within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	4.556 ha	Net site area	75%	Approximate Yield	85
		Site density has been determined by the remote rural location of the site and the lack of access to services and facilities and the lack of public transport opportunities. The net site area has been determined due to the size of the site and the need to provide on site facilities given the remote rural location of the site.							
Phasing		5-10			If the site comes forward it will need to be delivered with consideration of any new development at the Allscott sugar beet site to provide critical mass for the provision of services helping to increase the viability of the site.				
Recommendation		Given its remote rural location if the site was to come forward on its own it would not be suitable for development as residential land.							
Not suitable									

SHLAA ID		332		Site Address		Land between Beech Hill and Blue House Barns, Chetwynd Road, Newport					
											
Description of the site			<p>The site is located on the north western fringe of Newport, outside the existing development boundary, but is located within half a mile of the town centre. The site is partly bounded by an existing hedgerow, but the northern boundary line is formed by a wooden fence and abuts a number of buildings. The adjacent uses are predominantly large residential plots, The site is regular in shape and flat. An outline planning application (TWC2014/0115) for 19 dwellings was recently approved on the site. The site currently has limited access.</p>								
PDL		Green									
Sustainability comments			<p>Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>								
Estimated Yield			Density	20 DpH	Site Size	1.1 ha	Net site area	90%	Approximate Yield	20	
			<p>Given the location and the character of the surrounding residential development (predominantly very large detached properties in large grounds), a relatively lower density would ensure development would be in keeping with the character of the surroundings.</p> <p>The site is fairly regular in shape and topography. No other permanent features appear to exist on site, subject to resolving the current access constraint. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.</p>								

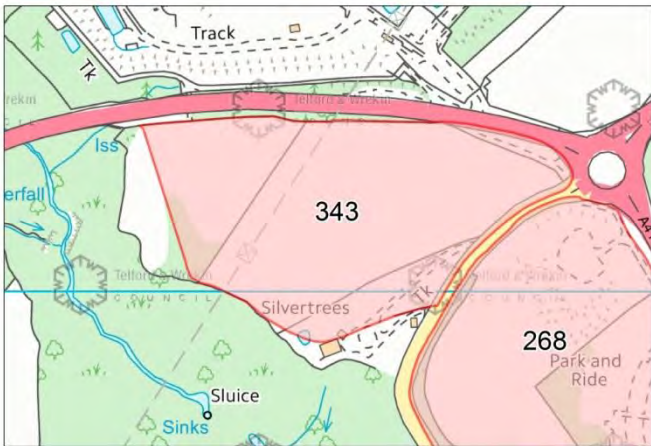
Phasing	0-5 years	There appears to be little or no constraints to making the site developable. There are TPOs on the site however it would be possible to design a scheme around these.
Recommendation	The site now has the benefit of planning permission (December 2014).	

SHLAA ID		335		Site Address		Land at Hill Top Farm, Rock Road, Ketley Town			
									
Description of the site						<ul style="list-style-type: none">Former recycling centre so Brownfield landIrregular shaped site.Minerals consideration area, landfill buffer, impact of and on M54, several trees adjoin the site. About half of the site is Green NetworkThe site is located within the urban area near to centres, education and cycle route.			
PDL	Brown								
Sustainability comments						Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains). The site is within reasonable walking distance to existing strategic footpaths and cycle routes, local centre services and facilities, educational facilities and recreational space. The site is adjacent to a recycling centre and the M54, with the potential for minor negative effects on health, however mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there are no significant negative effects; potential for a residual neutral effect against SA Objective 13 with an element of uncertainty until site level details arise. Development could regenerate an area of previously developed land, it may also lead to the loss of green infrastructure, partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate previously developed land with the potential for positive effects on the townscape.			
Estimated Yield		Density	40 DpH	Site Size	3.809 ha	Net site area	70%	Approximate Yield	106
		As the site is well located, a density of 40 DpH is justified. Net site area has been decreased to address site shape and buffer from M54							
Phasing		0-5 years		Some ground investigation work required however shouldn't delay development significantly.					
Recommendation		The site is considered to have potential for development.							
Carried forward to the strategic fit stage									

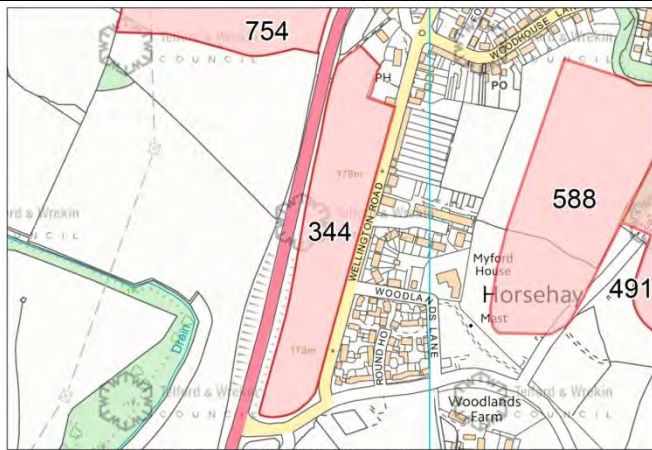
SHLAA ID		339		Site Address		Land adj to Cemetery, Waters Upton			
									
Description of the site		<ul style="list-style-type: none">• The site is currently private gardens for the church rectory• The site is greenfield• The site is irregular and narrows towards the southern end• The site is flat• The site is within the village of Waters Upton which provides access to a limited range of services including a shop and local primary school							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	30 DpH	Site Size	0.689 ha	Net site area	80%	Approximate Yield	17
		Site density has been determined by the access to services such as shop, school, pub and community facilities. Net site area has been determined by the by irregular shape of the site.							
Phasing		0-5 years		The rural location of the site and the lack of physical constraints improve the viability of the site.					
Recommendation		The site is located centrally in the village of Waters Upton and has access to services and facilities. Consequently, the site is considered to have potential for development.							
Carried forward to the strategic fit stage									

SHLAA ID		342		Site Address		Land at Chartley, Newport			
									
Description of the site		The site is located on the southern fringe of Newport, outside the current development boundary. The site is greenfield and is currently used for agricultural purposes. The topography of the site is flat in nature. The site is landlocked by adjacent SHLAA site 520. Access to the site is currently gated via Littlehales Road. The site was identified in the Proposed Housing and Employment Sites Document 2014, for residential use.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, strategic cycle routes and recreational space. The site is within reasonable walking distance to existing bus services, educational facilities and strategic footpaths. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	30 DpH	Site Size	2.6 ha	Net site area	80%	Approximate Yield	62
		Given the peripheral location and the character of the surrounding residential development (predominantly lower density housing and open land), a relatively lower density would ensure development would be in keeping with the character of the surroundings. The site is fairly regular in shape and topography. No other permanent features appear to exist on site, subject to resolving the current access constraint. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. Some additional open space may also be required to meet the needs of residents. An site area allowance (20%) has therefore been applied.							
Phasing		0-5 years		There would appear to be little or no constraints on bringing forward the site for development.					


Recommendation	Based on the available evidence, there are no site-specific constraints to the delivery of this site for residential use, providing suitable access to and from the site can be secured. However, the site is currently outside the current development boundary of Newport. A significant amount of land on the edge of Newport has already been released for development, which will contribute towards meeting Newport's development needs up to 2031. The site also has an existing use for agriculture and so its allocation would need to be given careful consideration, including the deliverability or otherwise of other sites in Newport.
Carried forward to the strategic fit stage	

SHLAA ID		343		Site Address		Land West of Jiggers roundabout			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		<ul style="list-style-type: none">Currently the site does not have a use and is considered to be open space.The site is considered Brownfield due to it being in a mining and mineral consideration area.Topography around the area varies with the site appearing higher compared to the site on the opposite side of the road.The possible issues that this could impose to housing development are that it is situated in a mining and mineral consideration area, is evidence of mineshafts being located on site.This site is located on the urban fringe of Coalmoor and Horsehay.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a SSSI and a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, and the site is greenfield land.							
Estimated Yield		Density	30 DpH	Site Size	5.221 ha	Net site area	85%	Approximate Yield	133
		<p>This site can be considered suitable due to the size and shape of it ,however the main constraints for this site is that it is located in a mining and minerals consideration area with evidence of mine being on site which can possibly delay development and limit the amount of dwellings that can be developed on this site. A constraint is that the site is within 250m landfill buffer. The site is isolated as currently there is no access on the site, to install access and utilities on to this site could be costly.</p> <p>This site has some positive features which could possibly made it an attractive site, it is located near a primary school (Lightmoor Village Primary School) which is only 0.6 km away and the local centre for this site is 0.8km away. The</p>							

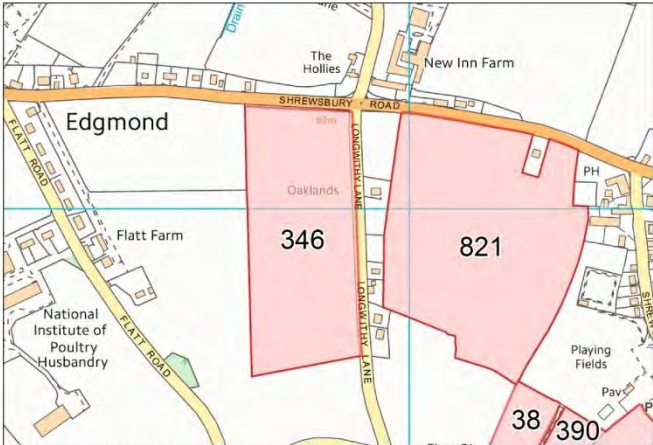
	site is well connected due to being located next to a main road which is the A4169 which can make it simple to gain access to the site and public transport should be passing the road.	
Phasing	Over 5 years	The development for this site should up to and possibly over 5 years to develop due to the constraints that are imposed on this site.
Recommendation	This site is situated relatively close to existing local services, and it has excellent transport connections and it being close to education facilities. However, the site is located in a mining and mineral considerations area with mineshafts on site. Another consideration that needs to be considered is that the site is located with in 250km buffer for landfill. Another issue associated with this site is that could possible appear isolated is there is no existing residential properties near the site so it will be costly to install utilities and access on to the site.	
Not Suitable		

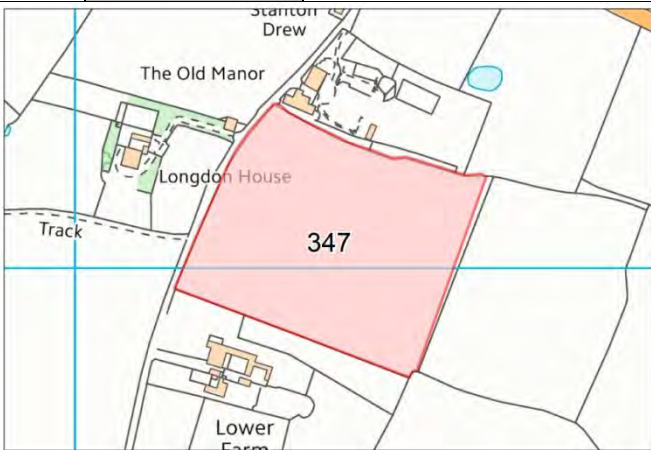
SHLAA ID		344		Site Address		Land at Wellington Road, Lightmoor.			
									
Description of the site		<ul style="list-style-type: none">Currently the land does not have a use and it is just a large space of open land.The site is Brownfield land due to the 3 mines being places on the site.The site is narrow, long and runs along the Wellington Road.Topography of the site is flat; there may be uneven parts of land due to the mines located on the site.The constraints that are presented on this site are the 3 land mines that are located on the site which can lead to delays in development such as remediation and uneven land. The site is located with 250m landfill buffer zone and the landfill site is located directly opposite the site. The site and the land around the site appear to have mineshafts which are the reason why the site is designated as a mineral and mining consideration area.The site is located in the urban area of Horsehay.							
PDL	Brown								
Sustainability comments		Development at the site may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is within 200m of a Local Wildlife Site; mitigation provided through the Local Plan should ensure that there are no significant negative effect; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has been identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, however as the site is greenfield land within the urban area it is considered to have the potential for a minor negative effect on landscape. The site contains agricultural land, although this is not classified as best and most versatile (the site contains Grade 3b and 4).							
Estimated Yield		Density	30 DpH	Site Size	3.555 ha	Net site area	75%	Approximate Yield	79
		This site is nicely linked with the urban area of horse hay and would naturally blend into the urban landscape if the site was developed. The site is located							


	<p>next to a main road which would suggest that it has good transport links. At the north of the site there is already housing and developing the land further would complete these existing dwellings.</p> <p>I have chosen a lower net site area for the site due to the mining and mineral consideration designation the site holds and the 3 mines located on the site can possibly constrain development on the site.</p>	
Phasing	5 years	Due to the mines located on the site there is a possibility that the site will have to be remediated and stabilised before development can commence and this could possibly take over 5 years.
Recommendation	<p>Looking at the previous planning history of this site planning applications located nearby or on this site have been granted, which suggests the area is suitable for housing. Consequently, the site is considered to have potential for development.</p>	
Carried forward to the strategic fit stage		

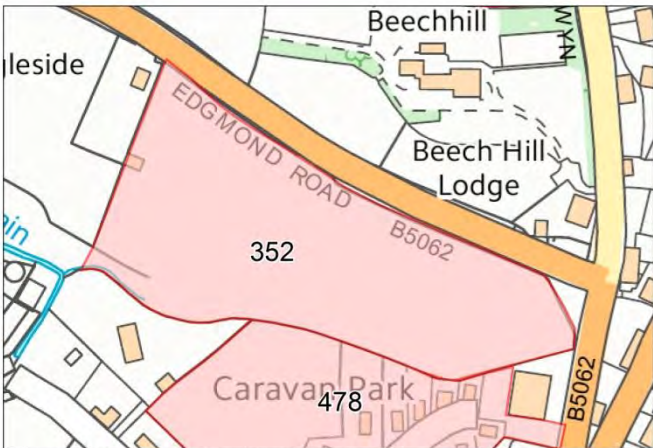
SHLAA ID		345		Site Address		Land off Barracks Lane, Lilleshall			
									
Description of the site		The site is situated on land between the built up area of Lilleshall and some exiting farm buildings to the east. The site would appear to be greenfield with no evidence of previous use. An existing path runs through the site from north to south. The site is detached from the existing village, and access would be via a narrow lane from the north west boundary.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, town / local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing bus services and strategic footpaths and cycle routes. The site is located adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	0.6 ha	Net site area	85%	Approximate Yield	12
		Given the peripheral location and the character of the surrounding residential development (predominantly low density housing and open agricultural land), a relatively lower density would ensure development would be in keeping with the character of the surroundings.							
		The site is fairly regular in shape and topography. No other permanent features appear to exist on site, subject to resolving the current access constraint. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. A site area allowance (10%) has therefore been applied.							
Phasing		10+ years.		Isolated greenfield site that would require a significant amount of work to bring it forward as a viable development site.					


Recommendation	There are a number of sustainability concerns with this site, derived mainly from its relatively isolated location and detachment from surrounding built development. Access also appears to be the main site-specific constraint.
Not suitable	


SHLAA ID		346		Site Address		Land at Longwithy Lane, Edgmond					
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Description of the site		The site is located to the west of Edgmond settlement, between the village and Harper Adams University campus. The site is currently open land in agricultural use, with fields bounding it on sides. The site is regular in shape and predominantly flat. No obvious physical constraints based on available evidence.									
PDL	Green										
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.									
Estimated Yield		Density	25 DpH	Site Size	5.0 ha	Net site area	75%	Approximate Yield	90		
		Given the peripheral location and the character of the locality (open land), a relatively lower density would ensure development would be in keeping with the character of the surroundings.									
		The site is fairly regular in shape and topography. No other permanent features appear to exist on site, subject to resolving the current access constraint. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. Some additional open space may also be required to meet the needs of residents. An site area allowance (25%) has therefore been applied.									
Phasing		5 -10 years		There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high.							
Recommendation		There would appear to be no obvious site-specific constraints to delivering development on the site. However, the site itself is isolated from the adjacent village of Edgmond, thus creating a new housing estate within the countryside.									
Not suitable											

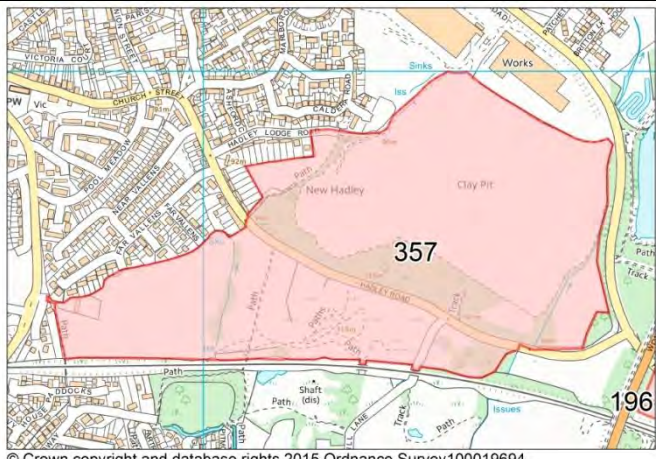
SHLAA ID	347	Site Address	Site 148, The Old Manor Cottage, Longdon-on-Tern						
									
Description of the site		<ul style="list-style-type: none"> • The site is currently used for agricultural purposes • The site is greenfield • The site is regular shape • The site is flat • There are no constraints to development • The site is remotely located near to the village of Longdon on tern. 							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	25 DpH	Site Size	4.039 ha	Net site area	75%	Approximate Yield	76
		<p>The site density has been determined by the lack of local services and public transport opportunities and the remote location of the site.</p> <p>Net site area has been determined by the size of the site and the need to provide services and facilities such as open space on site.</p>							
Phasing		10-15	<p>The lack of services and facilities would need to be mitigated as the lack of services currently available will affect the viability of the site.</p>						
Recommendation		<p>The site is remotely located being situated in the open countryside.</p>							
Not suitable									

SHLAA ID		349		Site Address		Site 5, Shepherds Lane, Red Lake			
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Description of the site		<p>The site of 0.6 ha is located within Telford Urban Area and currently functions as green space, consisting of grassland and a row of trees. The Greenfield site, is fairly level and is well connected to the road network. It is not within close proximity to a centre. The site is in a Mining Consideration Area and partly falls within a 350m buffer of a landfill site. There is a trees preservation order for an area northwest of the site.</p>							
PDL	Green								
Sustainability comments		<p>Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to strategic footpaths and cycle routes and recreational space. Development could lead to the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.</p>							
Estimated Yield		Density	40 DpH	Site Size	0.597 ha	Net site area	95%	Approximate Yield	22
		<p>As the not in close proximity to a centre, a density of 35 DpH is justified. Due to the size and regular shape of the site, a net site area of 95% is expected.</p>							
Phasing		0-5 years		<p>Due to the minimal nature of constraints and small size of the site, it could be delivered in the short term.</p>					
Recommendation		<p>As there are no major constraints for development, the site is considered suitable to come forward. Consequently, the site is considered to have potential for development.</p>							
Carried forward to the strategic fit stage									

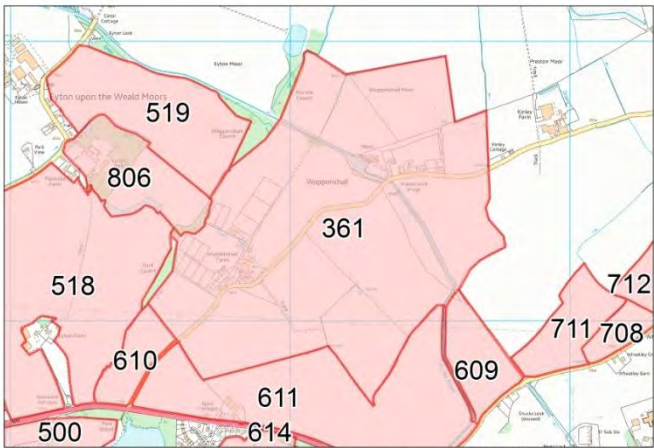
SHLAA ID		352		Site Address		Site 34, Edgmond Road, Newport			
		 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>							
Description of the site		The site has the benefit of planning permission for 85 dwellings , granted in 2014, and is now awaiting a decision on a reserve matters application submitted by Bovis Homes Ltd (TWC/2014/0401).							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing town centre services and facilities, secondary educational facilities and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, and is greenfield land.							
Estimated Yield		Density	n/a	Site Size	n/a	Net site area	n/a	Approximate Yield	n//a
		n/a							
Phasing		n/a		n/a					
Recommendation		n/a							

SHLAA ID		353		Site Address		Site 114, Roddington			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agriculture and is greenfield• The site has a regular shape and is flat• There are no constraints to development on site – the local highway network around Roddington is highly constrained• The site is located in the village of Roddington, with access to community facilities and pub.• The site was granted outline planning permission for 14 dwellings in January 2015 under planning permission TWC/2014/0484.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Monkmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as having low constraint. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	20 DpH	Site Size	1.122 ha	Net site area	70%	Approximate Yield	15
		The site density is determined by the location of the site within the village of Roddington which provides access to recreational facilities and local pub. Net site area has been determined by the site and shape of the site and the lack of constraints on development but the need to supply services.							
Phasing		5-10			The constrained nature of the local highway network would need to be mitigated including the junction capacity and route enhancements on the approaches to the village.				
Recommendation		The development provides an opportunity for infill development within the village at a scale that is likely to bring community benefits. However the constrained nature of the local highway network would need to be mitigated in a sensitive manner. Consequently, the site has potential for development.							
Carried forward to the strategic fit stage		The development provides an opportunity for infill development within the village at a scale that is likely to bring community benefits. However the constrained nature of the local highway network would need to be mitigated in a sensitive manner. Consequently, the site has potential for development.							

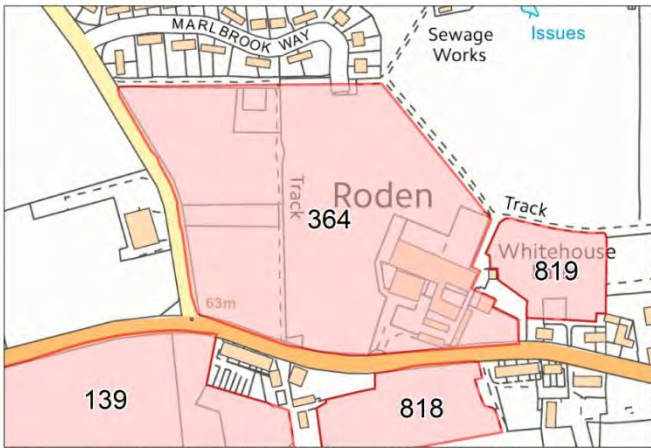
SHLAA ID		356		Site Address		Bus Depot, Vineyard Road, Oakengates			
									
		© Crown copyright and database rights 2015 Ordnance Survey 100019694							
Description of the site		<ul style="list-style-type: none">• Site is existing bus depot – brownfield land• Site is irregular in shape and currently has application submitted for housing (ongoing discussions about design)• Land is level• Near to listed buildings and conservation area• Site is located within the urban area, in Wellington Market Town, near education and public transport							
PDL	Brown								
Sustainability comments		Development could result in the loss of existing employment land. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing public transport modes (buses and trains), market town centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is previously developed land within the urban area with the potential for minor positive effects on townscape and potential to improve green infrastructure connections. The site is adjacent to Listed Buildings and a Conservation Area, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	45 DpH	Site Size	0.58 ha	Net site area	85%	Approximate Yield	22
		A density of 45DpH is justified as a mix of flats and houses is expected. Net site has been decreased to address design/heritage assets and shape of site as well as local street character layout							
Phasing		0-5 years.		No significant issues to delay deliverability.					
Recommendation		Site is suitable as there are no major constraints. Consequently, the site is considered to have potential for development.							
Carried forward to the strategic fit stage									

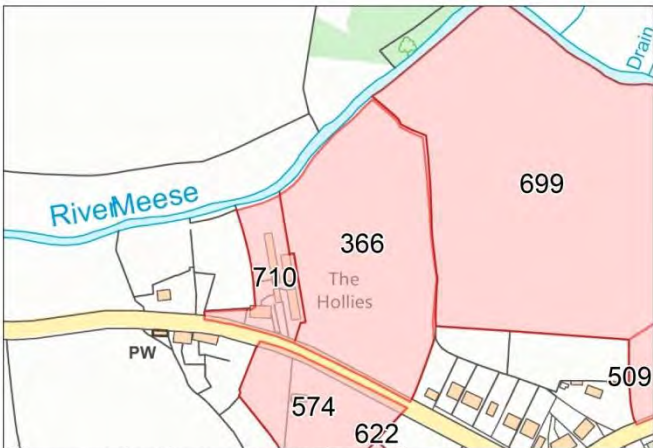
SHLAA ID		357		Site Address		Hadley Quarry			
									
Description of the site		<p>The site is a large operational quarry. The site is currently accessed via the brick works on Somerfield Road. Hadley Road also runs across the middle of the site. To the south of the site the train line runs. To the north west of the site is existing residential development. Within the middle of the site there is a SSSI. Although the site is currently being quarried, it has formerly been mined and there are numerous historic mineshafts on the site. As part of this working, parts of the site contain landfill. The south western part of the site was granted planning permission for 163 houses in 2011, however development has not yet come forward.</p>							
PDL	Brown								
Sustainability comments		<p>Given its size, the site has the potential to deliver a large amount of housing. Development at the site may hinder future access or use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary schools and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes, a secondary school, local centre services and facilities and recreational space. The site contains New Hadley Brickpit SSSI which is designated for geological features. Provided development avoids the SSSI and maintains exposure of the geological features it is considered that there will not be a significant negative effect; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of green space in an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.</p>							
Estimated Yield		Density	35 DpH	Site Size	32.777 ha	Net site area	50%	Approximate Yield	573
		<p>As a large accessible urban site it is assumed a range of properties would be delivered. With this in mind it is considered that an average density of 35 could be delivered across the site. Due to the large amount of physical constraints on the site, the need to potentially deliver other uses and open space on the site, a low net site area is assumed.</p>							

Phasing	5-20 years	Although part of the site has permission and could come forward soon, the likelihood is that the majority of the site would not come forward until much later in the plan period.
Recommendation	Whilst some of the site is suitable and has the benefit of planning permission, a large amount of the site is constrained and still worked. Therefore the site is not considered suitable for allocation at this time.	
Not suitable		


SHLAA ID		361		Site Address		Off Wappenshall Hadley extension			
									
Description of the site		Site is greenfield land with a small area of brownfield land – Wappenshall Farm and a small cluster of housing. Site is partly within flood zone 2 and 3. Lanes are single track/narrow bound either side with hedges. Hurley Brook runs through the site. Potentially some contaminated land. Located in the rural area, away from local services and facilities. Existing properties and trees to consider. The site is currently landlocked, with no access potential onto the nearest main road (A442) without acquisition of third-party land.							
PDL	Green								
Sustainability comments		Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing secondary educational facilities and strategic cycle routes. Development could result in the loss of over 5ha of greenfield land within the Weald Moors. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high sensitivity to housing development. The site contains Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Leegomery Roundabout. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	25 DpH	Site Size	97.19 ha	Net site area	65%	Approximate Yield	1579
		The site is located in the rural area which justifies the low density. Net site area has been decreased to account for other properties, area of flooding and existing brook.							
Phasing		10+ years		By reason of the number of houses and rate of selling as well highway infrastructure, flood mitigation and ground investigation works required to make the site deliverable.					


Recommendation	The specific characteristics of the site does not, of themselves, preclude the development of this site. However, the site is currently landlocked having no direct access onto a suitable adjacent highway and is isolated from the urban area.
Carried forward to the strategic fit stage	

SHLAA ID		364		Site Address		Whitehouse Farm, Roden			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes and has farm buildings to the east of the site.• The site is Greenfield and brownfield• The site is a regular shape• The site is flat• The site is in a mineral consideration area• The site located centrally in the village of Roden							
PDL	Green/ Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	30 DpH	Site Size	6.094 ha	Net site area	75%	Approximate Yield	137
		The site density has been determined by the central location of site and the proximity to public transport services to between Shrewsbury and Newport (albeit of a limited nature). Net site area has been determined by the shape and size of the site and the need to accommodate additional facilities on site due to the size and remote location of the village.							
Phasing		5-10		The need to address village facilities and the affect on viability					
Recommendation		Site is located centrally in village and provides opportunity for community gain. The uncertainty regarding the provision of WwTW infrastructure could harm the deliverability and viability of the site.							
Carried forward to the strategic fit stage									


SHLAA ID		366		Site Address		Land adjacent to Hollies Farm, Tibberton			
		 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>							
Description of the site		The site is located outside the built-up area of Tibberton village, between Cherrington Road and the River Meese. The site is currently used for agricultural purposes. The site is regular in shape and predominantly flat. A northern portion of the site is affected by Flood risk.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	20 DpH	Site Size	2.6 ha	Net site area	1.8 ha	Approximate Yield	36
		Given the peripheral location and the character of the locality (open land/low density housing), a relatively lower density would ensure development would be in keeping with the character of the surroundings.							
		The site is fairly regular in shape and topography. No other permanent features appear to exist on site. An allowance has been made to account for potential flood risk issues. Some allowance may be also needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. Some additional open space may also be required to meet the needs of residents. A site area allowance (30%) has therefore been applied.							
Phasing		0-5 years		There would appear to be little or no constraints to bringing this site forward for development. Part of the site falls within a flood zone however on a large site this could be mitigated against in the design of a scheme.					

Recommendation	Based on the available evidence, there would be no obvious site-specific constraints that would prevent delivery of this site. However, the site is not well related to the existing built-up area and would create a large housing estate on the edge of the village extending out into the countryside.
Not suitable	

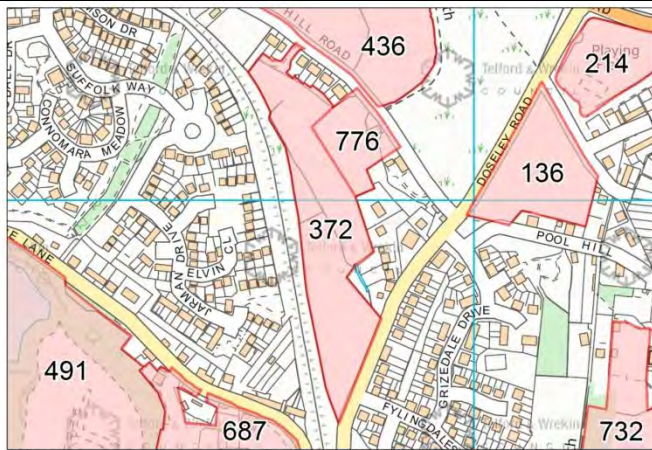
SHLAA ID		367		Site Address		Plot - Churchill Drive, Greyhound Hill, Ketley Bank			
									
Description of the site		The site is currently a rough grassland space but has previously been used for mining and has former mineshafts on the site. The site has current access onto Churchill Drive to the west and is also bounded by Greyhound Hill to the South. Churchill Drive is relatively narrow. To the North and East there is mature woodland. The site has planning permission for 14 dwellings.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, secondary education facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of grassland within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	30 DpH	Site Size	0.54 ha	Net site area	90%	Approximate Yield	14
		As the site is within the urban area but not in close proximity to a centre, with constraints around the access and mineshafts, a net site area of 90% is assumed and a density of 30 to take account of the loss of some green space.							
Phasing		0-5 years		The site already benefits from having planning permission and a scheme that will address the constraints on the site. Therefore it is considered that the site could deliver early in the plan period.					
Recommendation		The site is within the urban area and has few constraints, and therefore the site is considered to be suitable for allocation and as such already benefits from planning permission. Consequently, the site is considered to have potential for development.							
Carried forward to the strategic fit stage									

SHLAA ID		370		Site Address		Daisy Bank Drive, St Georges, Donnington			
									
Description of the site		The site has formerly been part of mineral operations that were within the area but now has a green appearance. The site has Daisy Bank Drive loop around the north and west and Keepers Crescent to the south. At the eastern side there is a tree covered embankment down to Redhill Way. The northern end of the site is covered by vegetation and has a significant slope down to Daisy Bank Drive. The site has several Wildlife sites in close proximity. The site has an existing play area in the south eastern corner. The site benefits for planning permission for 35 dwellings.							
PDL	Brown								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. The site (and adjoining cluster of homes)are surrounded by Local Wildlife Sites, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is still the potential for a minor residual negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of green space within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	30 DpH	Site Size	1.808 ha	Net site area	70%	Approximate Yield	37
		The site is within the urban are but is not in close proximity to a centre, therefore a density of 30 has been assumed appropriate for the site. This will also help address a loss of green space. The net site area is set as 70 to accommodate the difference in site levels, constraints due to former mining and the play area.							
Phasing		0-5 years		The site benefits from planning permission on the site, with a scheme which mitigates constraints on the site. Therefore, it is considered the site could be delivered early in the plan period.					

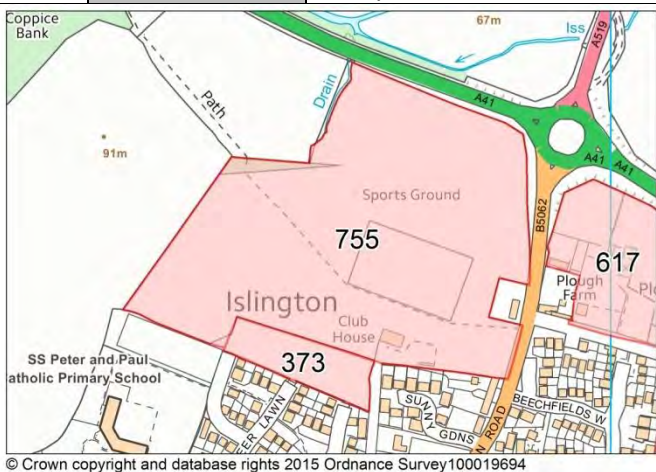
Recommendation	As a brownfield site within the urban area with few constraints, it is considered that the site could be suitable for development. Furthermore the site benefits from planning permission. Consequently, the site is considered to have potential for development.
Carried forward to the strategic fit stage	

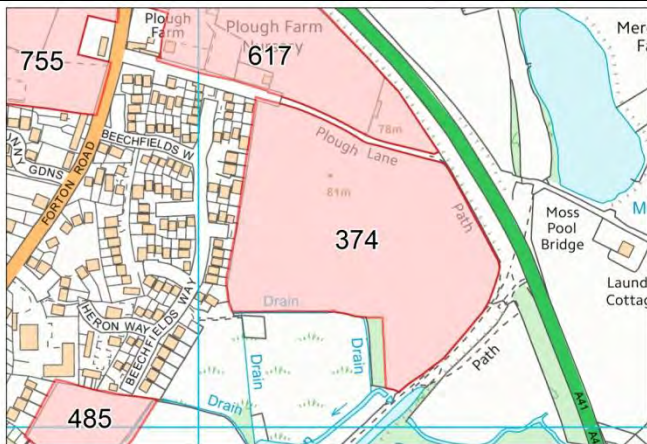
SHLAA ID	371 502	Site Address	Site 5, Shepherds Lane, Red Lake Land at Mossey Green
			
Description of the site		<p>The two sites together cover just under 1.7 ha and are located within Telford Urban Area, north of the M54. They currently function as builder's storage and are predominantly Brownfield. The sites have a regular shape, and are connected to the road network. The closest local centre is located in approximately 900m from the sites. The sites are in a mining consideration area and there is a mineshaft on site 502.</p>	
PDL	Brown / Green		
Sustainability comments		<p>371: Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to strategic footpaths and cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. Development at the site could regenerate a small area of previously developed land promoting the efficient use of land.</p> <p>502: Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing footpaths and cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), it contains areas of previously developed land.</p>	

Estimated Yield	Density	35 DpH	Site Size	1.659 ha	Net site area	90%	Approximate Yield	52
	As the sites are not in close proximity to a centre, a density of 35 DpH is justified. Due to the mineshaft on the site, a net site area of 90% is expected.							
Phasing	5-10		As the sites are currently used they could come forward in the medium-long term					
Recommendation	As there are no major constraints that could not be mitigated, the sites are considered to have potential for development.							
Carried forward to the strategic fit stage								

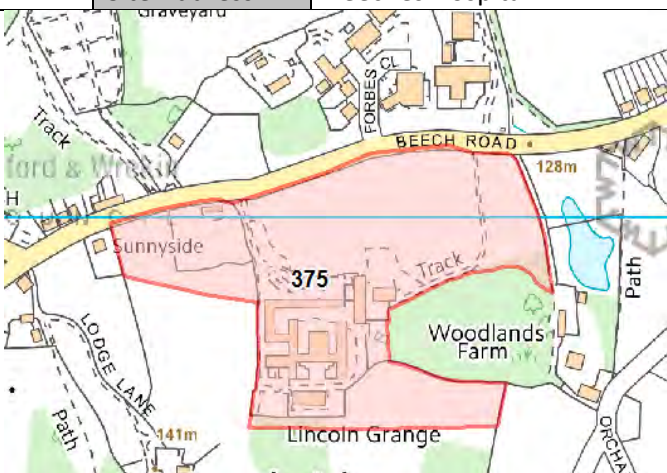
SHLAA ID		372		Site Address		Plot D, Pool Hill Road ,Dawley			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		<ul style="list-style-type: none">Currently this site does not have any use and appears to be green open space.This site is designated as Brownfield land due to the seven mines that are located on this site.The shape of this site is quite angular and narrows towards the south of the site. The shape of the site is influenced by how Doseley Road cuts in from the west and sites at an angular position.This site appears to be uneven and slightly sloping possibly to the mining industry that was once pleasant on this site.The constraints that this site presents are that it is in a mining consideration area and there are seven mine shafts located on the site.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape. The site is adjacent to a Listed Building, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	30 DpH	Site Size	2.249 ha	Net site area	60%	Approximate Yield	40
		The site is located in the urban area with close proximity to community facilities and therefore a density of 30 is assumed. Due to the mineshafts being located on the site and the consideration area designations and irregular shape the net site area is reduced to 60%.							
Phasing		Over 5 years		The constraints that this site presents are that it is in a mining consideration area and there are seven mine shafts located on the site. This is considered likely to impact on					

		delivery timescales.
Recommendation	Based on the available evidence, this site would be sustainable for development even though there are some constraints that could restrict the development progress of the site. However, the site is considered to have potential for development.	
Carried forward to the strategic fit stage		

SHLAA ID		373		Site Address		Land south of Islington (old showground), Newport			
									
Description of the site		The site is located on the northern fringe of Newport. It is a piece of open land between the existing built-up area and the playing fields further north (rugby club). The site also provides access to informal local green space. The site is regular in shape and is predominantly flat. No obvious site-specific constraints exist, based on available evidence.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, some educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	20 DpH	Site Size	0.8 ha	Net site area	95%	Approximate Yield	15
		Given the peripheral location and the character of the surrounding residential development (predominantly lower density housing and open land), a relatively lower density would ensure development would be in keeping with the character of the surroundings. The site is fairly regular in shape and topography. No other permanent features appear to exist on site, subject to resolving the current access constraint. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An site area allowance (5%) has therefore been applied.							
Phasing		0-5 years		There would appear to be little or no constraints to bringing this site forward for development.					
Recommendation		This greenfield site is located on the fringe of Newport built-up area, but outside the development boundary. No obvious site-specific constraints to development. Site provides access to informal open space for local residents.							
Not suitable									

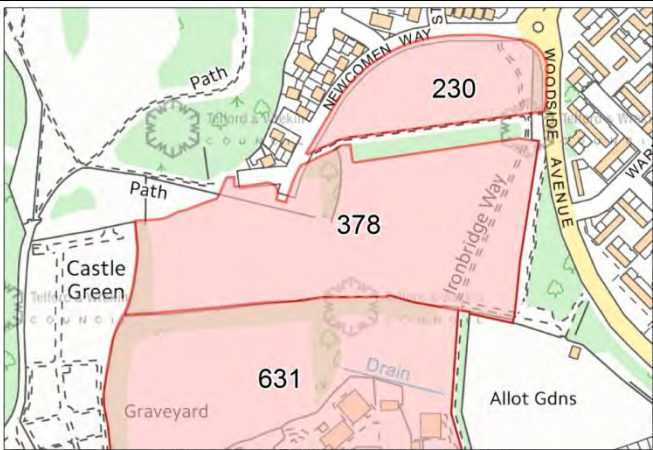
SHLAA ID		374		Site Address		Land to South of Plough Lane, Newport			
									
Description of the site		The site is on the edge of the town of Newport in between the existing urban area and the A41. To the west of the site is residential development with the road to the east and green grassland to the north and south. At the south eastern corner of the site there is a SSSI which runs along the Newport Canal. There are also flood zones at the southern end of the site. Two TPO'd trees exist in the middle of the site. There is a current outline planning application, referenced TWC/2015/1003, awaiting decision.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary facilities, strategic cycle routes and recreational space. The site is adjacent to a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development.							
Estimated Yield		Density	30 dph	Site Size	6.07Ha	Net site area	70%	Approximate Yield	127
		The site is considered to be suburban in nature and is located on the edge of the town. The location of the site, and character of the surrounding area, would support a less intense development form. An appropriate density of approx. 30 dph is considered reasonable. The net site area is set at 70% to take account of the site constraints and poor access.							
Phasing		5-10 years		Due to issues around site constraints and access it is expected the site would be available from midway through the plan period					
Recommendation		The site has several constraints that would need mitigating prior to coming forward. The site would however result in the loss of green space. The							

Carried forward to the strategic fit stage	importance of this green space is reflected in its proposed designation as green network in the Telford & Wrekin Local Plan. On the edge of the urban area, the site could potentially be developable.
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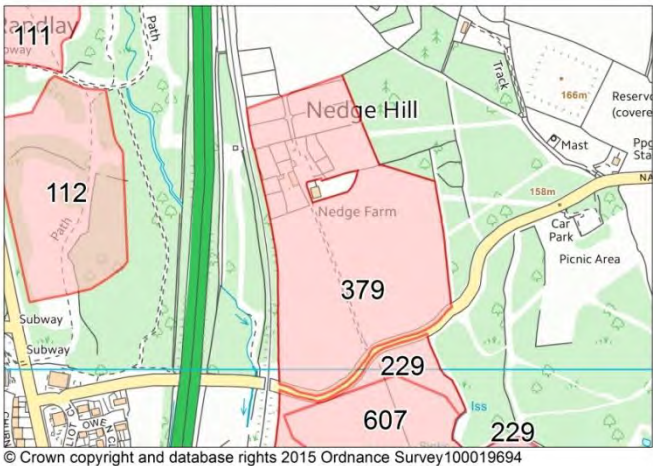
SHLAA ID		375		Site Address		Beeches Hospital				
										
Description of the site			<ul style="list-style-type: none">The site currently has a redundant mental hospital occupying some of the land. The land that does not have any building situated on it is unstable and is in need of remediation work.The site is Brownfield land.Topography of the site appears to be flat.This site is wide with the north of site is curved due to Beech Road influencing this. The east of the site has woodlands farm influencing the shape and making it quite angular. The site is 4.729 hectares.There are historic buildings on the site which could be used for reuse. The site had various mineshafts scattered inside the site boundary and the site is designated as a mining consideration area.This site is located in the urban area of Ironbridge.							
PDL		Brown								
Sustainability comments			Development at the site could result in the loss of existing employment land (NHS site). Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site and within 200m of a Local Nature Reserve, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site contains previously developed land, however as it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site contains Listed Buildings and as such development requires sensitive and responsive design, mitigation provided through the Local Plan should ensure that there are no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield			Density	30 DpH	Site Size	4.729 ha	Net site area	75%	Approximate Yield	106


	<p>The site has been given a density rating of 30 due to the re-use of historic buildings on the site. Both primary and secondary schools are situated near the site which already serves dense residential estates that are located round the site.</p> <p>The net site area is justified due the remediation work that is currently needed on the site and the work that is required for the mineshafts.</p>	
Phasing	10 years	A site of this site and complexity will take 10 years to deliver a viable housing scheme. The reason for this due to the size of the buildings that are on the site, the remediation work and stability work required.
Recommendation	<p>The site is considered to have potential for development. The site is situated within an existing residential area. The site already has a good road infrastructure network running by it and there is already access on the site. The site is located near a local centre and schools which already serves the existing community.</p>	
Carried forward to the strategic fit stage		


SHLAA ID		377		Site Address		Land at Admaston, Wellington			
Description of the site		<ul style="list-style-type: none"> The site is currently being used for agriculture The site is greenfield The site is an irregular L shape which wraps around existing development 							
PDL	Green	<ul style="list-style-type: none"> The site is flat There are no significant constraints to development The site is located to the north of Admaston within close proximity to local shops and community facilities such as recreational space. 							
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).</p>							
Estimated Yield		Density	30 DpH	Site Size	5.41 ha	Net site area	75%	Approximate Yield	122
		<p>Site density has been determined by the location of the site and the poor access to a wider range of facilities and public transport opportunities. Net site area has been determined by the size of the site and the need to provide facilities on site such as open space.</p>							
Phasing		0-5		<p>The site has little physical constraints other than the potential need to improve highway arrangements locally due to the constrained nature of the local network.</p>					
Recommendation		<p>The site weaknesses lie in the lack of frequent public transport opportunities. However, the site is within walking distance of a good range of local services and is on the wider fringes of the Wellington area. Consequently, the site is considered to have potential for development.</p>							
Carried forward to the strategic fit stage									

SHLAA ID		378		Site Address		West of OA Beech Road			
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Description of the site		<ul style="list-style-type: none">• The site is an open green space that is currently being used for grazing land for house.• The site appears to not have an industrial related history so it can be designated as green space.• The site has a wide base and almost rectangular in shape and measure 4.2 hectares.• The site appears to be flat.• The site located opposite a historic mining area.• The Ironbridge Way footpath crosses the site.• The site is allocated for housing development as part of the Madeley Neighbourhood Plan for approximately 50 dwellings.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, there is existing development between the sites and mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on townscape. The site is located close to a Conservation Area and World Heritage Site, as such development would require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect.							
Estimated Yield		Density	40 DpH	Site Size	4.221 ha	Net site area	85%	Approximate Yield	143
		For educational needs once the site has been developed 874 yard away is the Abraham Darby academy and if leisure needs there is a leisure centre next door. The site is allocated for a lower number as part of the Madeley Neighbourhood Plan which gives detailed criteria for development on the site,							

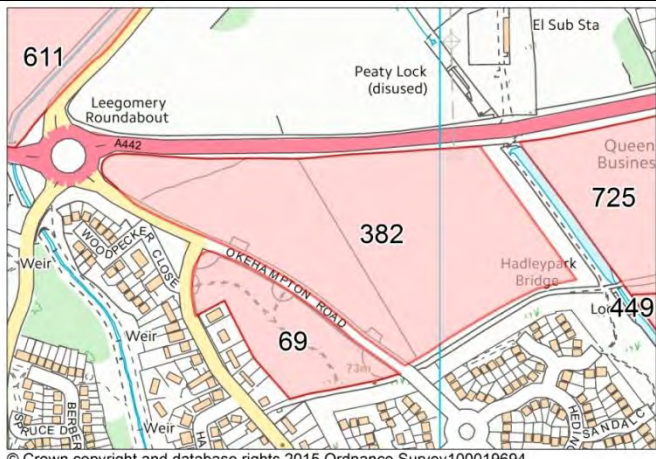
	and reflects a much lower yield.	
Phasing	Within 5 years	This site has no constraints which makes ideal for housing, according to GIS the site does not have any industrial related history which makes this site a green field site.
Recommendation	The site is considered to have potential for development as it already has been proposed for the use of housing. This site will compliment the existing development that it is next to and will continue the housing in the site instead of the road in ending in a cul –de-sac.	
Carried forward to the strategic fit stage		


SHLAA ID		379		Site Address		Nedge Hill Farm				
										
Description of the site			The site is located in the Urban Area of Telford and currently functions as agricultural land including farm buildings. It has partly been previously developed. The site is 7.3 ha in size, regular shaped and fairly level. It is not adjacent to existing residential development and not in close proximity to a centre. In the middle of the site, although not part of the site, is a Building of Local Interest located.							
PDL		Green / Brown								
Sustainability comments			Development at the site could result in the loss of existing employment land (Nedge Hill Farm) The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities and strategic cycle routes. The site is adjacent to an existing recreational area. The site is just over 200m from a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site could regenerate a small area of previously developed land.							
Estimated Yield			Density	30 DpH	Site Size	7.323 ha	Net site area	75%	Approximate Yield	164
			As the site is not in close proximity to a centre, a density of 30 DpH is justified. As there are no major constraints, a net site are of 75% is expected.							
Phasing			10-15 years		As it is a large site with an existing use, it is expected to be delivered in the long term.					
Recommendation			As the site is not adjacent to existing development and development would harm the setting of the Building of Local Interest, it is not viable and not recommended suitable to come forward.							
Not suitable										

SHLAA ID		380		Site Address		Land West of Brandon Avenue			
<div><p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p></div>									
Description of the site		<ul style="list-style-type: none">• The site is currently green open space• The site is Greenfield• The site is elongated widening in the eastern portion• The site is flat• There are no constraints to development• The site is located in the urban area between the Admaston and Shawburch with the Silkin Way to the west of the site and Shawburch Road / Bradon Avenue to the east of the site.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains). The site is within reasonable walking distance to existing local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	35 DpH	Site Size	1.59	Net site area	90% (1.43)	Approximate Yield	50
		Site density has been determined by the location of the site towards the edges of the urban area with poor access to public transport opportunities, albeit at a location which has access to local services such as shops and schools. Net site area is determined by the lack of constraint to development on site as well as the size of the site.							
Phasing		0-5		The site is Greenfield and has no major constraints to development.					
Recommendation		The site has access to a good range of local services, it has no development constraints to the use of the site, however it does lack access to more frequent public transport opportunities to access centres such as Wellington and Telford. Land was previously protected for the Admaston Bypass – consideration for further protection should also be given should other local development sites in the area come forward – especially urban extensions.							
Carried forward to the strategic fit stage									

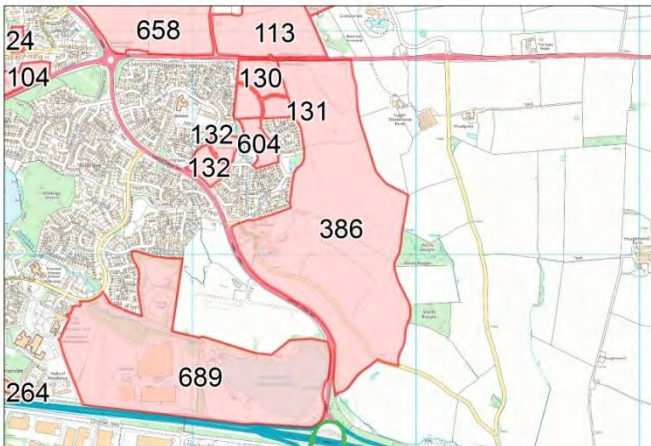
SHLAA ID		381		Site Address		Land South East of Squirrel Meadow			
						 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>			
Description of the site				<ul style="list-style-type: none">• The site is currently green open space with a brook running through the major portion of the site from north to south• The site is Greenfield• The site is an irregular shape running south from Crowdale Rd to Shawbirch Rd with a section jutting out towards Brandon Avenue.• The portion of the site to the south of Bratton School is flat with the remainder of the site falling in on both sides towards the brook• The longer north / south portion of the site has a brook running through it and is affected for the most part by flood zones 2 and 3. Site access will be a major constraint with vehicular access possible through Squirrel Meadow which is shared with Bratton School.• The site is located to the west of the settlement of Shawbirch within the urban area.					
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and secondary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities and strategic footpaths and cycle routes. Development could result in the loss of existing recreational ground, however there is alternative recreational space within 800m. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	35 DpH	Site Size	1.38	Net site area	25%	Approximate Yield	12
		The site density has been determined by the location of the site towards the edge of urban area and the poor opportunities to public transport. Net site area has been determined by the majority of the site being located within flood zones 2 and 3 and the brook running through the middle of this portion of the site.							

Phasing	0-5	The portion of the site that is developable could be brought forward early on in the plan period subject to mitigation of the site access arrangements.
Recommendation	Due to flood zones on the site, a large amount of the site could be undevelopable, however a portion of the site could have potential for development. Any development would require mitigation of the flood zones.	
Carried forward to the strategic fit stage		

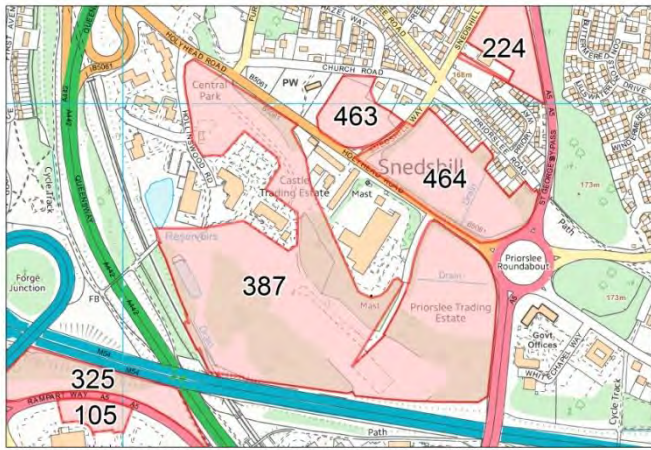
SHLAA ID		382		Site Address		Hadley Park West, Oakhampton Road			
						 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>			
Description of the site		<ul style="list-style-type: none">• Site is greenfield• Site is a triangular shape and level• Has reserved matters consent for 209 dwellings (TWC/2013/1003)• Constraints – impact on roundabout junction, neighbouring housing, trees along boundary of site. Partly within Green Network• Site is within urban area near Hadley and existing services and facilities. Located adjacent flood risk area.							
PDL	Green								
Sustainability comments		Development at the side may hinder the future access to and use of mineral resources, and could result in the loss of green infrastructure partially within the green network. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and recreational space. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and local centre services and facilities. The site is located adjacent to an area of flood risk, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until lower level detailed assessments have been carried out. The site has been identified in the Landscape Sensitivity Study Update (2014) as of medium / low landscape sensitivity to housing development, as the site is greenfield land it is considered to have the potential for a minor negative effect on landscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Leegomery Roundabout.							
Estimated Yield		Density	40 DpH	Site Size	6.967 ha	Net site area	70%	Approximate Yield	195
		A density of 40 DpH is considered realistic for a site of this size and location in the urban area. The net site area is reduced to mitigate constraints.							
Phasing		0-5 years		Existing constraints won't delay development					
Recommendation		The site is considered to have potential for development, and has the benefit of planning permission.							
Carried forward to the strategic fit stage									

SHLAA ID	385	Site Address	Land East of Lightmoor Road
			
Description of the site		<ul style="list-style-type: none"> Currently the site is an open green space with trees situated on the boundary. This site is categorised as Brownfield land. This site is quite angular based on how A4169 influences the shape of the site. The site is triangular in shape. Topography of the site appears to be flat and the GIS suggest that it is situated 116m above sea level. The site is currently committed for the use of employment land due to the industrial uses of the sites situated around it. The site is difficult site to designate for housing due to the number of constraints that are imposed on it. The site appears to be located within a wildlife site designated area and within the green network. The GIS maps suggest that the site is situated on top of a 250m landfill site buffer. The site has a mining consideration buffer covering the site and an 'other monument' designation. These constraints present a number of issues preventing housing from being developed on this site. To the south of the site there is a risk of potential flooding as this area is designated as flood zone 2 and 3. The site is situated on the urban fridge of Aqueduct. 	
PDL	Brown		
Sustainability comments		<p>Development at the site may hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. The site contains an area of a Local Wildlife Site; mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>	

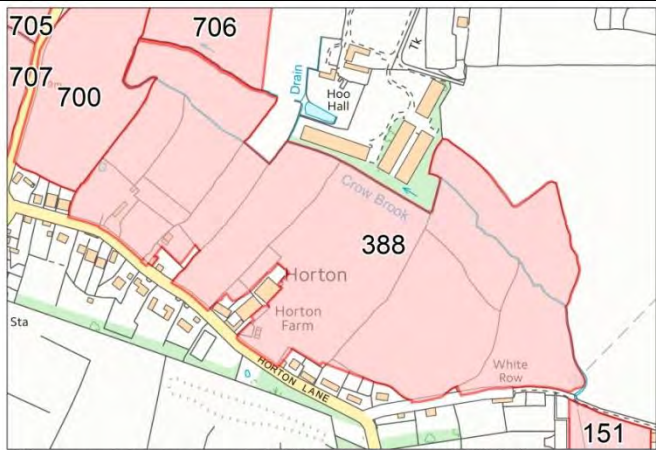
Estimated Yield	Density	35 DpH	Site Size	2.677 ha	Net site area	85%	Approximate Yield	80
	<p>The site is situated in an industrial area with a number of constraints such as flooding, a wildlife site and an ‘other monument’ designation which justifies the high net site area for the site.</p> <p>The site is very isolated and does not have many residential areas located nearby to compliment it and the site is already designated as employment land which is the reason for the low density.</p>							
Phasing	Over 10 years		Due to the nature of the site the yield for housing will be very small due to the constraints imposed on it and how they have to be mitigated for.					
Recommendation	The site is has number of constraints which make development difficult to be achieved on this site. Due to where it is situated if housing was developed it will appear isolated due to the sites around it are employment sites. The noise and smells from the neighbouring sites will not create pleasant environment for people to reside in.							
Not suitable								

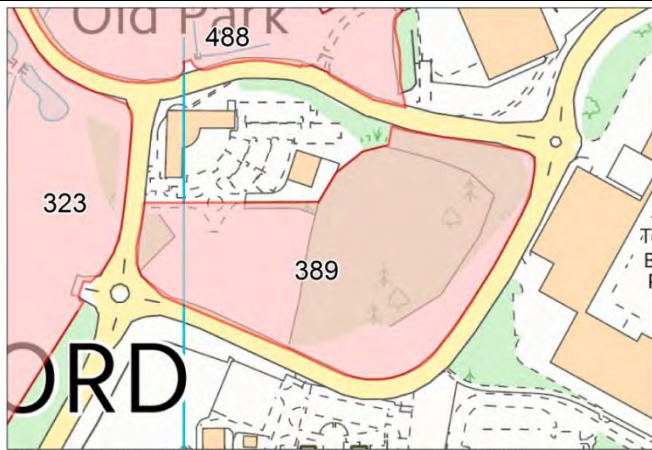
SHLAA ID		386		Site Address		Land adjacent to Ivydale, High Street, Coalport			
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Description of the site		<p>The site in the fringe of Telford is currently in use as agricultural land and has not previously been developed, except for a garden centre in the west of the site. The site is over 61 ha in size, regular shaped, fairly level and adjacent to the border of the Urban Area. The northwest of the site is in close proximity to a Local Centre. Most of the site is a Mining Consideration Area and it locates a listed building in the west of the site. A small tip in the south of the site is within Floodzone 2 and 3. It is in close proximity to a Scheduled Ancient Monument, located north of the site.</p>							
PDL	Green								
Sustainability comments		<p>The site contains a small area of employment uses (The Woodhouse) that could be lost in new development. Given its size, the site could deliver a large amount of housing. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, strategic cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no negative effects, there is however potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The southern tip of the site lies within a Flood Risk Zone 2 area, given the small size of this area, and its location, negative effects can be easily mitigation by directing development away from this part of the site; potential for a residual neutral effect. Development at the site could result in the permanent loss of best and most versatile agricultural land (Grades 2, 3a and 3b).</p>							
Estimated Yield		Density	30 DpH	Site Size	61.424 ha	Net site area	60%	Approximate Yield	1100
<p>As it is a large site in the fringe of Telford, a density of 30 DpH is justified. Due to the size of the site, the garden centre which might be remained and the fact that the site has to plan for shops and services, the net site area is reduced to 60%.</p>									


Phasing	5-15 years	As there is a planning application submitted for the site, it could start delivering in the medium-long term. The scale of development would make this a long term site.
Recommendation	As there are no major constraints that cannot be mitigated, it is considered to have potential for development.	
Carried forward to the strategic fit stage		

SHLAA ID	387	Site Address	Central Park, Hollinswood Road, Snedshill
			
Description of the site		<p>A large site which is north of the M54. The site has previously been part of an industrial usage, including steel works, mining and railways which served these uses. Due to the former mining on the site there are a number of mineshafts across the site as well as landfill. The site has some areas of hard standing remaining from previous industrial uses in the area. Currently one of these areas of hard standing is used as a temporary Gypsy and Travellers site. To the north and east of the site there are existing commercial and industrial premises. The site has Holyhead Road run to the north of the site, the A5 to the east and the railway to the west. The site has dense vegetation in places and also a reservoir on the western edge. The site has had numerous previous planning applications for commercial and industrial uses, however they are as yet not delivered. The site has also been allocated for employment uses in the Wrekin Local Plan and Core Strategy.</p>	
PDL	Brown		
Sustainability comments		<p>Development at the site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). Development at the site could also hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified in the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing educational facilities. The site is within reasonable walking distance to existing public transport modes (buses and trains), strategic footpaths and cycle routes, Telford town centre services and facilities and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of green space land within the urban area; potential for a minor negative effect. The northern part of the site is adjacent to a Listed Building and as such development would require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise.</p>	


Estimated Yield	Density	35 DpH	Site Size	17.031 ha	Net site area	60%	Approximate Yield	357
	As a large accessible site in central Telford a density of 35 is considered to be appropriate for the site. There is numerous physical constraints on the site that will need mitigating before any development comes forward, this mitigation means a lower net site area. This will also leave space for open space provisions.							
Phasing	10-15 Years		Due to issues over physical constraints on the site, it is considered the site would not be able to come forward until later in the plan due to its viability.					
Recommendation	Due to viability issues, it is considered that the site would not be suitable for allocation for residential uses. Due to the size and position of the site, it could still be appropriate for employment uses.							
Not suitable								


SHLAA ID		388		Site Address		Horton Farm			
									
Description of the site		<ul style="list-style-type: none">• Mostly greenfield with some brownfield• Site is an irregular shape• Site is fairly level• Site partly lies within flood zones 2 and 3• Urban fringe site							
PDL	Green								
Sustainability comments		The site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance of existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site contains an area of flood risk (Zones 2 and 3), development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at this site would also result in the permanent loss of best and most versatile agricultural land (Grade 2).							
Estimated Yield		Density	30 DpH	Site Size	17.487 ha	Net site area	70%	Approximate Yield	367
		As the site is located in the urban fringe, a density of 30 DpH is considered appropriate. Net site area has reduced to address site shape and an existing residential dwelling.							
Phasing		0-5 years		No reasons for deliverability to be delayed					
Recommendation		As a site on the edge of the urban area, the site could have potential for development. Issues around the extension into the rural area and flooding would need mitigating.							
Carried forward to the strategic fit stage									


SHLAA ID		389		Site Address		Old Park Mound			
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Description of the site		The site of 3.7 ha is located within Telford Urban Area and currently functions as green space, consisting of grassland and trees. The Brownfield site has a regular shape and includes a spoil mound in the eastern part of the site. It is adjacent to a retail park and within walking distance to Telford Town Centre. The site is in a Mining Consideration Area.							
PDL	Brown								
Sustainability comments		The site could deliver employment growth within a strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). The site could also deliver housing as part of mixed use development. Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, town centre services and facilities and educational facilities. The site is within reasonable walking distance to existing bus services, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014).							
Estimated Yield		Density	45 DpH	Site Size	3.739 ha	Net site area	75%	Approximate Yield	126
		As the site is adjacent to the Town Centre, a density of 45 DpH is justified. Due to the size and regular shape of the site, a net site area of 75% is expected.							
Phasing		10-15		As the site requires significant levelling work, it is phased for the long term.					
Recommendation		As there are significant levelling measures required to make this site developable, this site is not considered suitable due to viability reasons.							
Not suitable									

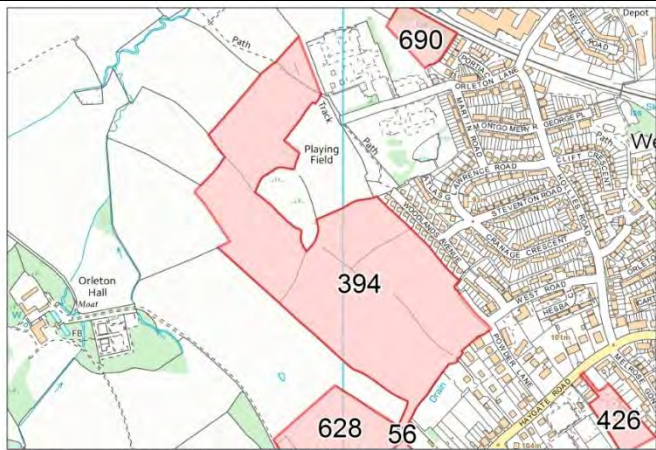
SHLAA ID		390		Site Address		Land off St Peters Primary School, Edgmond			
									
Description of the site		The site is situated on the edge of Edgmond village. The site predominantly unimproved grassland with trees and hedgerows bounding part of the site. The frontage to the High Street is walled off with barred wire, preventing public access. The shape of the site is somewhat irregular but the topography is generally flat. The site boundary is open in aspect with existing properties only flanking the north eastern part of the boundary. The site is also located within Edgmond Conservation Area.							
PDL	Green								
Sustainability comments		Development may hinder any future expansion of educational facilities adjacent to the site. Development may hinder future access to and use of mineral resources. The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing primary educational facilities. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape. The site lies within a Conservation Area, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	20 DpH	Site Size	1.9 ha	Net site area	90%	Approximate Yield	34
		Given the location and the character of the locality (open land with a conservation area), a relatively lower density would assist in ensuring any proposal was in keeping with the character of the surroundings. The site is somewhat irregular in shape but the topography is not a problem. Some allowance may well be needed to take account of any features that should be retained i.e hedgerows and trees (TPOs) that may result in some reduction in developable area. Some additional open space may also be required to meet the needs of residents. A site area allowance (10%) has therefore been applied.							

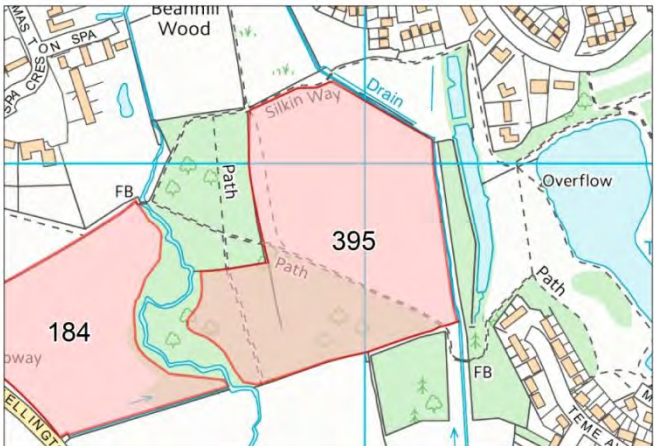
Phasing	0-5 years	Site is located in a conservation area and has TPOs on-site, other than these two factors there does not appear to be serious constraint on the achievability of the site.
Recommendation	Based on available evidence, there are no obvious constraints that would prevent development. However, the site is a significant piece of open land that contributes to the character and appearance of the village. A number of sustainability concerns have also been identified through the SA process.	
Not suitable		

SHLAA ID		391		Site Address		Priorslee E Phase III, Hereford Road, Priorslee			
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Description of the site		The site is one of a group of Greenfield sites in Priorslee, on the edge of Telford urban area. The site is 2.8 ha, regular shaped and follows the street pattern of adjacent existing development. A Local Centre is within walking distance. The site's current use is open space and is located in a Mining Consideration Area.							
PDL	Green								
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), secondary educational facilities and strategic footpaths with the potential to increase reliance on the private vehicle. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has been identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site is however greenfield land and development has the potential for a minor negative effect on landscapes.							
Estimated Yield		Density	35 DpH	Site Size	1.519 ha	Net site area	90%	Approximate Yield	48
		As the site is medium sized a density of 35 DpH is seen as appropriate for its location. Due to the regular shape and absence of constraints a net site area of 90% is justified for a site of this size.							
Phasing		0-5 years		Existing road infrastructure is already in place which makes this site available to be developed in the short term.					
Recommendation		As the site is conveniently located and has no major constraints this site is considered to have potential for development.							
Carried forward to the strategic fit stage									

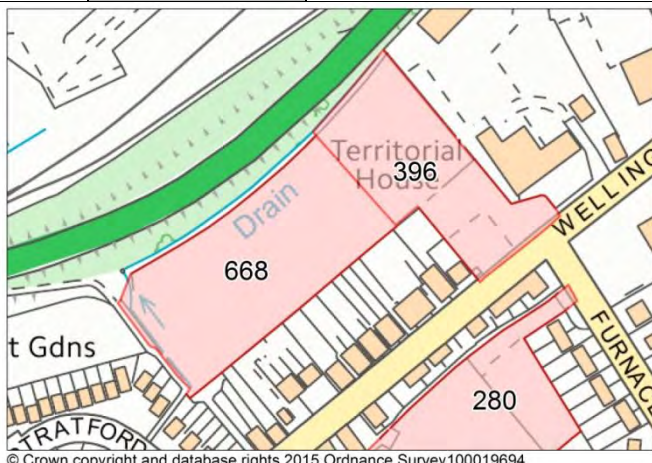
SHLAA ID		392		Site Address		Plot 9 Halesfield			
									
Description of the site		The site of 1.4 ha is located in an employment area in close proximity to a junction with the Queensway, within the boundary of Telford Urban Area. It is regular shaped, following the boundaries of neighbouring development and a road. It is not in close proximity to a centre or other existing residential development. It is a Greenfield site, currently used as open space. The site is in a Mining Consideration Area and has no other constraints.							
PDL	Green								
Sustainability comments		Development could hinder the future expansion of employment uses in this strategic employment area. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	35 DpH	Site Size	1.409 ha	Net site area	90%	Approximate Yield	49
		As the site is not in close proximity to a centre, a density of 35 DpH is considered appropriate for its size. Due to the regular shape and absence of constraints a net site area of 90% is justified for a site of this size.							
Phasing		0-5 years		As there are no major constraints this site could be developed in the short term.					
Recommendation		Although site is located adjacent to existing commercial development, there are no constraints for this site to come forward. Consequently, the site is considered to have potential for development.							
Carried forward to the strategic fit stage									


SHLAA ID		393		Site Address		Site 1 - D, South East of Granville Roundabout			
									
Description of the site		The site is a small patch of rough grassland on an industrial estate. The eastern edge of the site has now been developed and has a haulage yard on it. An access road runs to the south and Redhill Way to the west.							
PDL		Brown							
Sustainability comments		The site could deliver employment growth within a strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), and local centre services and facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to Granville Country Park, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. It is also recognised that development at the site could enhance access to the Country Park. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site contains areas of previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on landscapes.							
Estimated Yield		Density	35	Site Size	4.9 Ha	Net site area	55%	Approximate Yield	94
		As an urban site that is accessible but not in close proximity to a centre, a density of 35 is assumed appropriate for the site. As he site has only recently been part developed, it is assumed this section of the site would not come forward, therefore a lower net site area is assumed for the site.							
Phasing		10-15 years		As the site is on an industrial estate with surrounding industrial uses, it is assumed the site would not be attractive to residential development and therefore this would hamper viability meaning the site could not come forward until later in the plan period.					
Recommendation		Due to its positioning on an industrial estate it is considered that the site would not be suitable for allocation for residential. The site may be suitable as an employment allocation.							
Not suitable									


SHLAA ID		394		Site Address		Land at Orleton Park School - 1			
									
Description of the site						<ul style="list-style-type: none">• Current use is greenfield, site has an irregular shape.• Land is fairly level.• Small number of trees on site with path that runs through part of site.• Located in urban fringe• Within setting of AONB and existing agricultural grade 1 and 2 land			
PDL	Green								
Sustainability comments						<p>Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, and the site is within the setting of the AONB. The site is adjacent to a Historic Park and Garden, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of best and most versatile agricultural land (Grades 1 and 2).</p>			
Estimated Yield		Density	30 DpH	Site Size	12.919 ha	Net site area	65%	Approximate Yield	251
		<p>As the site is located in the urban fringe, a density of 30 DpH is justified. Net site areas has been reduced to address site shape and landscape sensitivity, path and trees.</p>							
Phasing		0-5 years		No constraints that would delay deliverability					
Recommendation		As the site is on the edge of the urban area it could have potential, however there are a large number of constraints that would need to be mitigated. These includedthe site is within the setting of the Shropshire Hills AoNB and is formed of existing agricultural grade 1 and 2 land. Any development would represent an extension into the open countryside and this would need mitigating. Transport connections in the area also need improvement. These constraints could hamper the site and cause the site to be undeliverable.							
Carried forward to the strategic fit stage									

SHLAA ID		395		Site Address		Land west of Wellington Road			
		 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>							
Description of the site		<ul style="list-style-type: none">• The site is open space and is a proposed LNR• The site is Greenfield• The majority of the site is regular with a portion jutting out towards the southwestern part of the site.							
PDL	Green	<ul style="list-style-type: none">• The site is flat• The site is a proposed LNR and access is high constrained due to the isolated location of the site• The site is located within the urban areas between north Wellington and Shawburch							
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>							
Estimated Yield		Density	30 DpH	Site Size	5.16	Net site area	75%	Approximate Yield	116
		<p>Site density has been determined by the location of the site and the lack of public transport opportunities and mixed access to local facilities such as shops (good) and primary schools (poor).</p> <p>Net site area has been determined by the lack of physical constraints onsite and the relatively flat and open nature of the site as well as the need to potentially provide some community facilities on site.</p>							

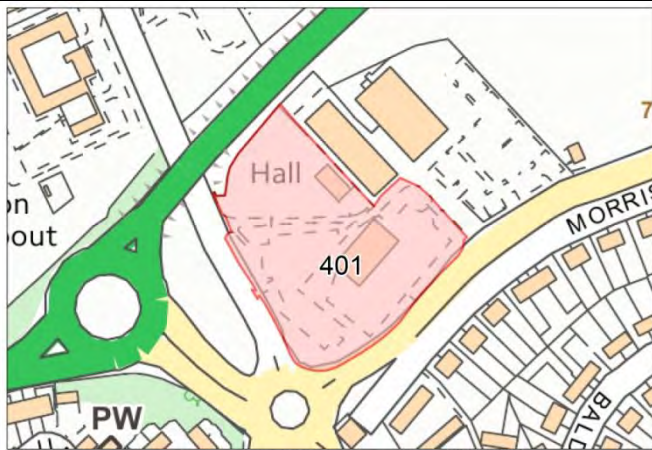
Phasing	10-15	Major issues such as access and the need to mitigate the loss of a portion of an LNR will need to be resolved prior to development commencing.
Recommendation	The site has an isolated location within the green buffer between Shawburch and Wellington, access to the site is very poor and would only be achievable by other adjacent sites coming forward which the site could be accessed through.	
Not suitable		

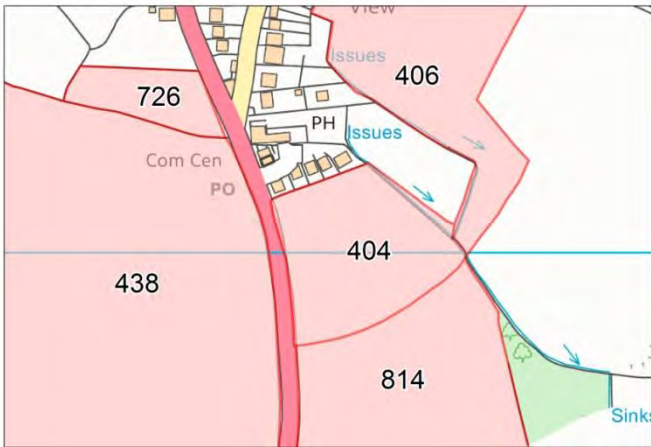
SHLAA ID		396, 668		Site Address		Car Park off Trench Road & Land at Trench Road, Trench			
									
Description of the site		The sites are currently in use as a pub car park, and playing fields. They have also been previously used as part of the nearby camp in the 1950s and 60s. The sites have access onto Trench Road/Wellington Road and then wraps behind the residential properties. The sites have a thin tree lined embankment to the north separating them from the A518. The site is in close proximity to Donnington Centre.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. Development at the site would result in loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of green space within an urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	1.004 ha	Net site area	80%	Approximate Yield	28
		Site 668 would be difficult to bring forward without 396 and therefore the two have been grouped together. The need to get an access to the back of the site has led to a lower net site area being used for the site. As an urban area							
Phasing		5-10 years		There are few constraints on the sites, however site 668 is currently in use for sports pitches and these are likely to need to be replaced. Therefore the site will not be available until midway through the plan. This may also affect viability of the site.					
Recommendation		Whilst the site has few constraints and is considered to have potential for development, the issue of the sports pitches will need addressing first.							
Carried forward to the strategic fit stage									

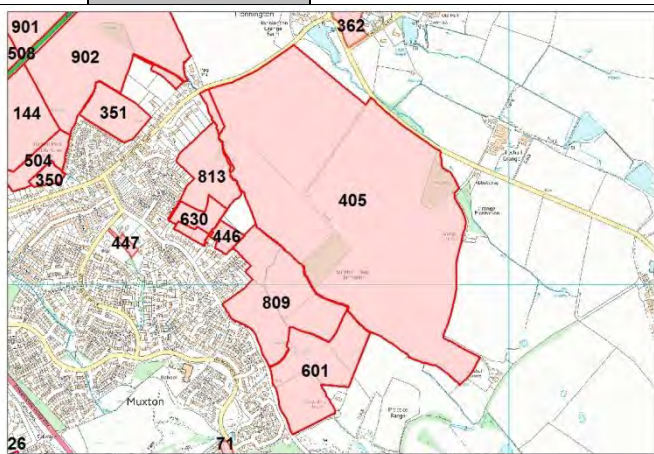
SHLAA ID	397	Site Address	Land off Holyhead Road						
									
Description of the site		The site is the ancillary land surrounding the Maddox Sports and Social Club to the east and is separated by a band of trees and is some rough grassland to the east. The site is surrounded by residential development with the only potential access being via the Sports and Social Club. The site is approximately 300m from Oakengates centre. The eastern part of the site has previously been used for mining and has historic mineshafts on it. The western part of the site along with the Sports and Social club has planning permission granted on it for 38 dwellings. This permission will limit the access onto the site.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities and strategic footpaths. The site is within reasonable walking distance to public transport modes (buses and trains), town centre services and facilities, strategic cycle routes, secondary educational facilities and recreational space. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	40 DpH	Site Size	0.875 ha	Net site area	75%	Approximate Yield	26
		The site is in close proximity to Oakengates Centre and as a smaller site, a density of 40 dwellings per hectare is considered appropriate. Due to issues over access and mining constraints, a lower net site area reflects this.							
Phasing		10-15 Years		There will need to be an adequate access to the site as well as constraints around mine shafts being mitigated. Therefore the site would not be available until later in the plan period.					
Recommendation		Due to issues of access to the site, it is considered that it would not be suitable for allocation.							
Not suitable									

SHLAA ID		400		Site Address		North of Lightmoor Road, Dawley Hamlets			
									
Description of the site		<ul style="list-style-type: none">Currently this land is a piece of open green space with shrub land within the boundary.This site is designated as Greenfield land.The shape of the land is in a 'Y' formation and the size of it is 1.8 hectares.Topography appears to be flat but topography of the areas to vary around the boundary of the site.The minor constraint this site presents is that it is located within the green network. To the west of the site it is located on a landfill buffer boundary and on an 'other monument' buffer. A possible constraint that this site present is that it is isolated and appears to have no road access which would be expensive to create for housing was developed on this site.This site appears to vary in height compared to other sites that based around it.Where the site is located it appears that it is located on the urban fringe of Aqueduct							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance of existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.</p>							
Estimated Yield		Density	40 DpH	Site Size	1.833 ha	Net site area	90%	Approximate Yield	65
		This site has been designated at housing land; however there are a few constraints on this site which could impede development. Due to where the							

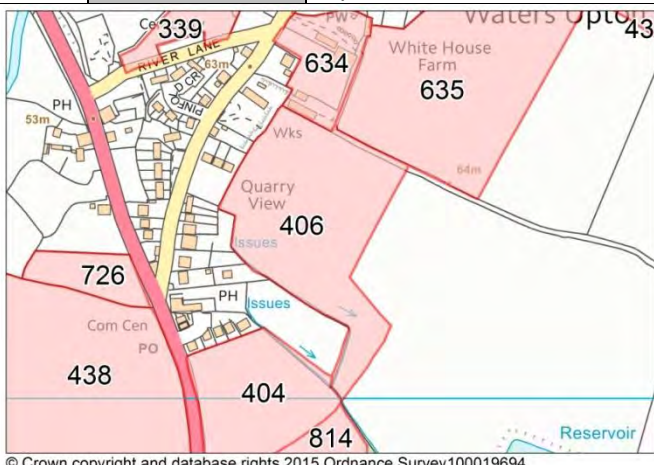
	<p>site is situated there is no access on to the site which results in a lack accessible public transport. Creating access to the site will be costly to input. The distance away from Madeley Academy is 579 yards away which suggests that the site could have access to schools. The density is low due to it being far away from a local centre and poor access to public transport. The net site area has decreased due to site poorly connected and the west of the site being situated on an 'other monument'.</p>	
Phasing	Over 5 years	The shape of the site does not appear to be difficult to develop on however the constraints of the
Recommendation	<p>Even though this site has been designated as housing land I would not choose this site first for housing. The site does not require any remediation but connecting the site to utilities and infrastructure will be high. The site requires more development to take place on surrounding areas before this site is developed. Currently this site is isolated and requires infrastructure to support it as a functioning site.</p>	
Not suitable		

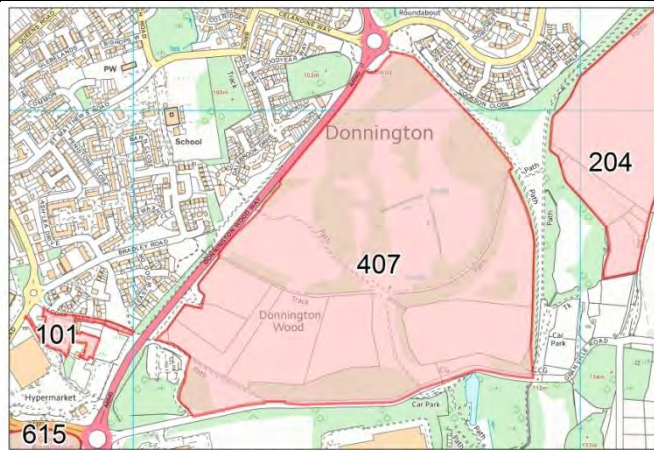
SHLAA ID		401		Site Address		Land adjacent to Wellington Road, Donnington			
									
Description of the site		The site is currently in use as a community centre with associated car parking and ancillary land. The site is bounded by roads on 3 sides, the access to the MOD site, the A518 and Wellington Road. The other side is a bingo hall and supermarket. The site is within close proximity to Donnington Centre and also other local centres.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of small areas of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for a minor positive effect on the townscape.							
Estimated Yield		Density	40 DpH	Site Size	1.137 ha	Net site area	95%	Approximate Yield	43
		As an urban site that is close a district centre, a density of 40 is assumed for the site. The site has few constraints and therefore a high net site area is applied.							
Phasing		5-10 years		The site would need some clearance and remediation before development could take place and therefore would not be able to come forward until midway through the plan.					
Recommendation		As an urban brownfield site in close proximity to a centre the site, the site is considered to have potential for development.							
Carried forward to the strategic fit stage									

SHLAA ID		404		Site Address		Land South at Chapel House, Crudgington			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• The site is Greenfield• The site is regular shaped• The site is flat• The most significant constraint to development will be site access which will be required off the A442• The site is located to the south of Waters Upton							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	1.78 ha	Net site area	90%	Approximate Yield	40
		Site density has been determined by the lack of access to public transport opportunities and the level of facilities and services available in Waters Upton. Net site area has been determined by the size of the site.							
Phasing		5-10			Mitigation of access onto A442, Mitigation of Crudgington Cross Roads and consideration of other sites coming forward in the local area.				
Recommendation		The site is considered to have potential for development provided mitigation of issues identified above can be made through the plan and consideration is given to whether better located more appropriate sites are available.							
Carried forward to the strategic fit stage									


SHLAA ID		405, 446, 601, 630, 809, 813		Site Address		Land to the east of Muxton			
									
Description of the site		<p>The sites make up a large agricultural greenfield on the edge on Telford urban area. The sites run between the eastern edge of Muxton and the village of Lilleshall. To the east of the site there is existing residential estates and in the south western corner a LNR. To the north of the east there are minor rural roads. There are a few TPOs on the east of the site. Small parts of the site have had planning permission granted for dwellings, these account for a small number of dwellings. There are also applications for dwellings that are awaiting a decision or have been refused. To the north of the site there is an area of flood risk.</p>							
PDL	Green								
Sustainability comments		<p>Given its size, the site could deliver a large amount of housing. Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing trains, local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing bus services and strategic footpath and cycle routes. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to an area of flood risk, and development across this large area has the potential to affect flood risk in the wider area, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site would also result in the permanent loss of best and most versatile agricultural land (Grades 2, 3a and 3b).</p>							
Estimated Yield		Density	35 DpH	Site Size	88.984 ha	Net site area	60%	Approximate Yield	1500 - 2000
		<p>The site is a large green field on the edge of the urban area, therefore would represent an urban extension to the town with potential for a range of development types and densities. To accommodate this, an average density of 35 has been assumed and a net site area of 60%.</p>							

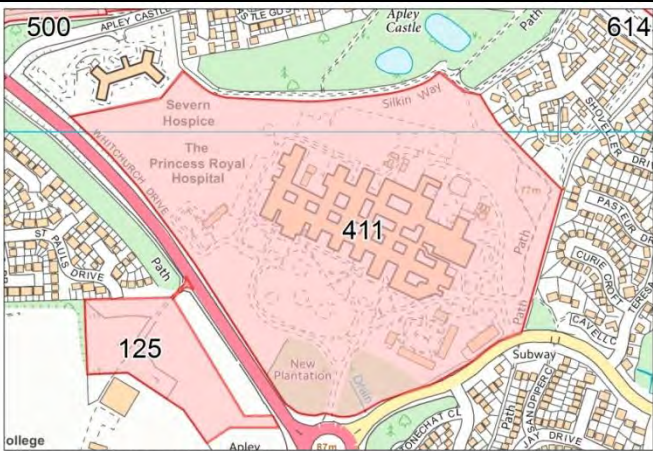
Phasing	10-15 years	Due to the size of the site, infrastructure in the area may require improvements as well on site infrastructure. Therefore it is considered that development will not be able to be delivered on the site until later in the plan period.
Recommendation	The sites would lead to a large urban extension and as such lead to an amalgamation of Telford with the village of Lilleshall. The roads the serve the site and the surrounding area are inadequate for this size of development and would require significant improvements. Therefore the sites would not be considered suitable for allocation.	
Not suitable		


SHLAA ID		406		Site Address		Land south Site 3, White House Farm Waters Upton			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agriculture• The site is Greenfield• The majority of the site is regular shaped with a smaller portion jutting out to the south• The site is flat• Without access through potentially third party land or the site coming forward in conjunction with other adjacent sites that facilitate vehicular access• The site is on the fringe of Waters Upton							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	3.3 ha	Net site area	65%	Approximate Yield	52
		Site density has been determined by the rural location of the site and the lack of access to good public transport opportunities or a wide range of facilities and services. Net site density has been determined by viability of developing the portion of the site to the south of the main portion of the site, the size of the site and the need to provide facilities on site.							
Phasing		5-10		Site access is a major issue and this would require third party land or other sites coming forward which could facilitate this.					
Recommendation		The site is considered to have potential for development provided access arrangements can be agreed.							
Carried forward to the strategic fit stage									

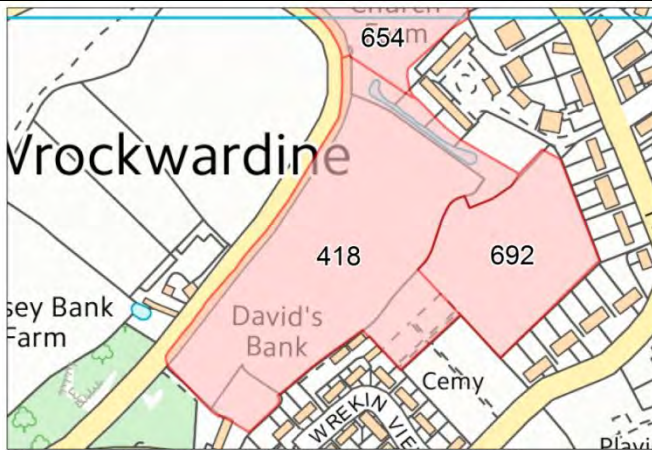
SHLAA ID		407		Site Address		Land at Granville, Donnington			
									
Description of the site		A brownfield site that has had lots of previous development on it through mineral workings and collieries in the area. There is evidence of both mineshafts and open cast workings on the site. As part of this, there used to be railways and canals across the site, with evidence of these still on the site. The site now is rough grassland with some trees and vegetation on it. Parts of the site to the north are wildlife sites, and along the northern edge of the site there is also an LNR. The site has lots of difference in levels across the site. Donnington Wood Way runs to the west of the site and there is also a minor road to the south. The site itself has a number of footpaths crossing it. To the south of the site there is the Donnington Wood Business Park.							
PDL	Brown								
Sustainability comments		The site could deliver employment growth within a strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services and local centre services and facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a SSSI and contains areas of a local wildlife site, the mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution, particularly when considering the size of the site and potential quantum of development. Development at the site could result in the loss of green infrastructure partially within the green network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development.							
Estimated Yield		Density	30 DpH	Site Size	43.181 ha	Net site area	40%	Approximate Yield	518
		As a large brownfield site on the edge of the town, it is considered that a density of 30 would be appropriate for the site. The site has numerous constraints that cannot be built on and may require a standoff area, such as the wildlife site. As the site delivers green open space, it is likely that any loss will need to be mitigated. Therefore there is a much reduced net site area.							

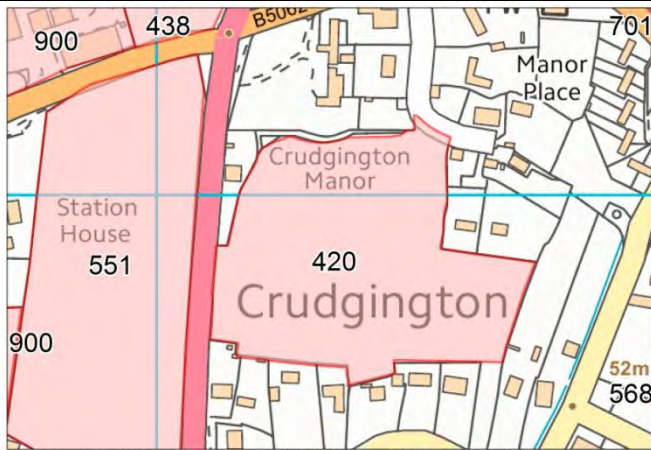
Phasing	10-15 years	Due to the former workings on the site, and the potential for contamination, the need to put infrastructure into the site, it is considered the site, if considered acceptable, would not be able to be delivered until later in the plan.
Recommendation	The site is considered to have potential for development issues and constraints that exist are mitigated. The site has the potential to regenerate a large brownfield site on the edge of the urban area.	
Carried forward to the strategic fit stage		

SHLAA ID		410		Site Address		Hadley Park			
		 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>							
Description of the site		<ul style="list-style-type: none">• Site is greenfield within Hadley employment area• Site is level and rectangular shaped site with irregular edges• Site is partly within Green Network, next to Listed Buildings, impact on A442							
PDL	Green	<ul style="list-style-type: none">• Site is located in the urban area							
Sustainability comments		<p>The site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). Development could hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities, local centre services and facilities and recreational space. The site is within reasonable walking distance to the existing strategic footpaths and cycle routes. Development at the site would result in the loss of green infrastructure partially within the green network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site is adjacent to 2 Listed Buildings and as such will require sensitive and responsive design; it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects, potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Hadley Park Roundabout.</p>							
Estimated Yield		Density	35 DpH	Site Size	4.386 ha	Net site area	70%	Approximate Yield	107
		A density of 35 DpH is considered appropriate for a site of this size in Telford urban area. Net site area has been reduced slightly to address shape of site.							
Phasing		0-5 years		Constraints shouldn't delay deliverability					
Recommendation		An accessible site within the urban area, the site is considered to have potential for development. However with the location being adjacent to and accessible through the industrial area, it is more likely for employment development. Any impact from neighbouring properties would need mitigating.							
Carried forward to the strategic fit stage									


SHLAA ID		411		Site Address		Land at Princess Royal Hospital, Leegomery			
									
Description of the site		<ul style="list-style-type: none">Existing is a hospital, employment siteShape is irregular yet levelConstraints are existing use and alternative facility would need to be provided, loss of employment. Clusters of protected trees, Apley Castle and grounds to the north, Silkin Way to the north, paths, some of the site is within the Green Network.							
PDL	Brown								
Sustainability comments		Development at the site could result in the loss of existing health care facilities also providing local employment opportunities (The Princess Royal Hospital). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is predominantly previously developed land within the urban area development has the potential for minor positive effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.							
Estimated Yield		Density	40 DpH	Site Size	18.691 ha	Net site area	65%	Approximate Yield	485
		As the site is a large brownfield site in the urban area, a density of 40 DpH is expected. Net site area has been decreased to 65% address existing trees on site as well as paths that cut through the site.							
Phasing		5-10 years		As the site is brownfield is phased for the medium-long term.					
Recommendation		The site comprises of a hospital and is therefore not suitable for development							
Not suitable									

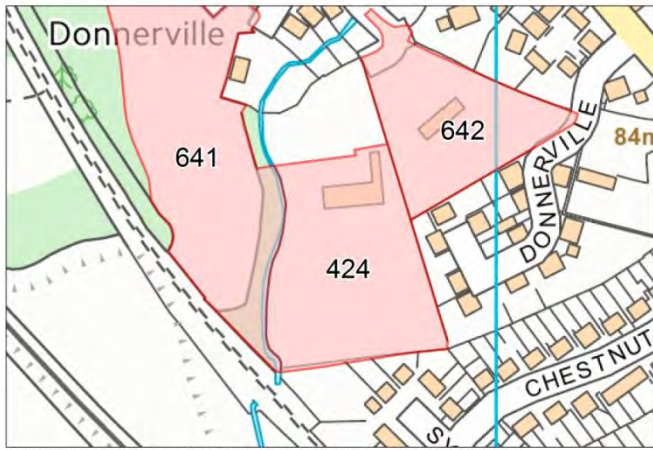
SHLAA ID	416	Site Address	Meadow View Road, Newport						
									
Description of the site		The site is located on the edge of the urban area of Newport and benefits from planning permission (TWC/2014/0333) and is currently under construction.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, town centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on landscapes.							
Estimated Yield		Density		Site Size		Net site area		Approximate Yield	209
		Planning application for 111 residential dwellings and 108 care homes.							
Phasing									
Recommendation		Site benefits from planning permission.							

SHLAA ID	418	Site Address	Land at Wrockwardine Site 1						
<div></div>									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agriculture• The site is Greenfield• The majority of the site is regular shaped with a small portion to the South East							
PDL	Green	<ul style="list-style-type: none">• The site is flat• The constrained nature local road network towards the north of site would require mitigation• The site is located on the fringe of Wrockwardine Village							
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site lies within a Conservation Area, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	25 DpH	Site Size	2.5 ha	Net site area	75%	Approximate Yield	47
		Site density has been determined by the rural location of the site, the lack of public transport opportunities and the lack of facilities and services. Net site area has been determined by the size of the site and the likely need to provide facilities on site.							
Phasing		5-10		The constrained nature of the local highway network would need to be mitigated.					
Recommendation		The site is considered to have potential for development provided the constrained nature of the local highway network and access can be mitigated.							
Carried forward to the strategic fit stage.									


SHLAA ID		420		Site Address		Crudgington Manor			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		<ul style="list-style-type: none">• The site is currently used as open grazing land• The site is Greenfield• The site is regular shaped with the southern portion slightly larger than the north• The site is flat• The two potential site access points would require some mitigation as the A442 is part of the primary route network and close to Crudgington Cross Roads and the alternative access is within a residential road in the village.• The site is located within the centre of Crudgington and provides opportunities for infill development in the village of a significant scale.							
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Crudgington Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land, development has the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development would require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	25 DpH	Site Size	2.6 ha	Net site area	75%	Approximate Yield	49
		Site density has been determined by the rural location of the site and the lack of good public transport opportunities and lack of access to a wide range of services. Due to the central village location and proximity of listed buildings density should be at the lower end of the scale. Net site area has been determined by the size of the site and the need likely need to provide facilities on site.							

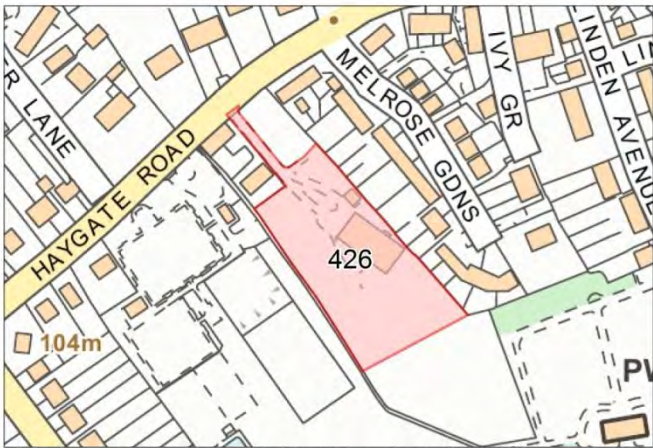
Phasing	5-10	The local highway network including Crudginton Cross Roads would require mitigation, the local school would need possible expansion and the site would require careful design due the nature of the surrounding area.
Recommendation	As the site adjacent to a rural village it is considered to have potential for development. However a large number of constraints would need to be dealt with provided adequate mitigation measures can be put in place to address issues such as highways, access to education, impacts upon the landscape and the existing settlement.	
Carried forward to the strategic fit stage		

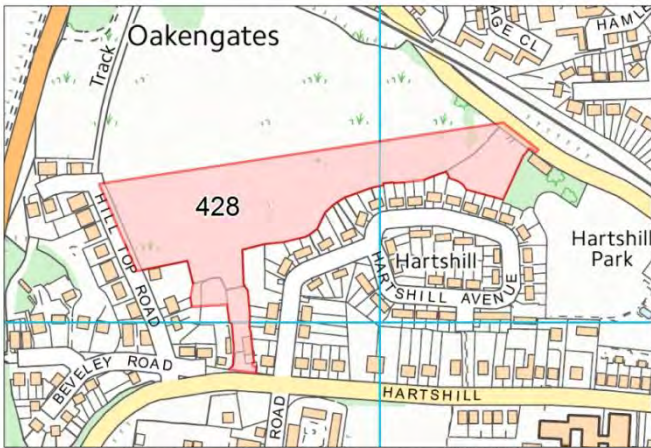
SHLAA ID		421		Site Address		North Grove Road			
									
Description of the site		The site of 1.4 ha stretches south of the M54 within the boundary of Telford Urban Area. It currently functions as agricultural land/open space and has not previously been developed. It is not in close proximity to a centre, but adjacent to existing residential development. The site is in a Mining Consideration Area and has a mineshaft located on the site. It also falls within a 250m buffer of a landfill site.							
PDL	Green								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport (buses and trains) and educational facilities. The site is within reasonable walking distance to local centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	1.392 ha	Net site area	90%	Approximate Yield	44
		As the site is not in close proximity to a centre, a density of 35 DpH is considered appropriate for its size. Due to the regular shape and little constraints a net site area of 90% has been given as a guide for a site of this size.							
Phasing		0-5 years		As there are little constraints this site could be developed in the short term.					
Recommendation		The site is considered to have potential for development providing any site issues are mitigated.							
Carried forward to the strategic fit stage.									

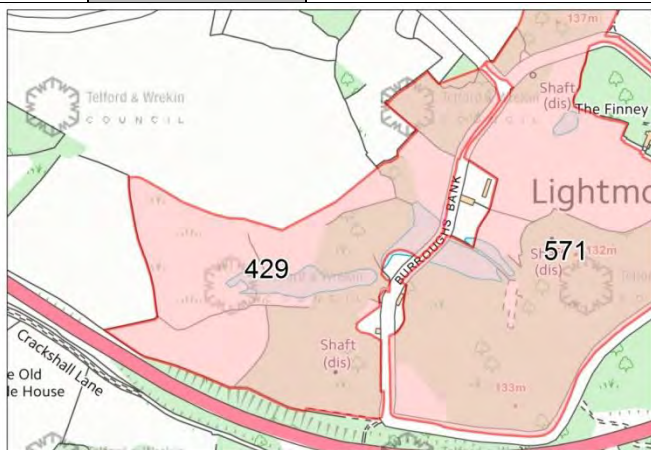
SHLAA ID	424	Site Address	Richmond House, Donnerville Gardens						
									
Description of the site		<ul style="list-style-type: none"> • The site is mainly Greenfield with some brownfield • The site is regular shaped • The site is relatively flat with western boundary sloping towards a brook 							
PDL	Green/ Brown	<ul style="list-style-type: none"> • The site is located partially within flood zones 2 and 3 and site access is through existing residential streets. • The site is located within the urban area, outside the centre of Wellington and sits to the back of existing development off the Admaston Road 							
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); it contains some previously developed land, however as it is predominantly greenfield land within the urban area development has the potential for minor negative effects on townscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>							
Estimated Yield		Density	35 DpH	Site Size	0.9 ha	Net site area	60%	Approximate Yield	19
		<p>Site density has been determined by the location of the site which although within reasonable walking distance of local shops and bus services it is remote from wider services and facilities. The surrounding developments are low density.</p> <p>Net site area has been determined by a proportion of the site being within flood zones 2 and 3 and a number of existing Tree Preservation Orders to the south of the site.</p>							
Phasing		0-5	The site is a semi-rural setting on the edge of Wellington, is suitable to low level densities with bigger plots and is within reach of a good level of local services, mitigation measures						

		for the local high junctions should be considered.
Recommendation	The site is considered to have potential for development due to the edge of centre location and access to services and facilities. However issues such as access through existing residential areas would require consideration/mitigation.	
Carried forward to the strategic fit stage.		

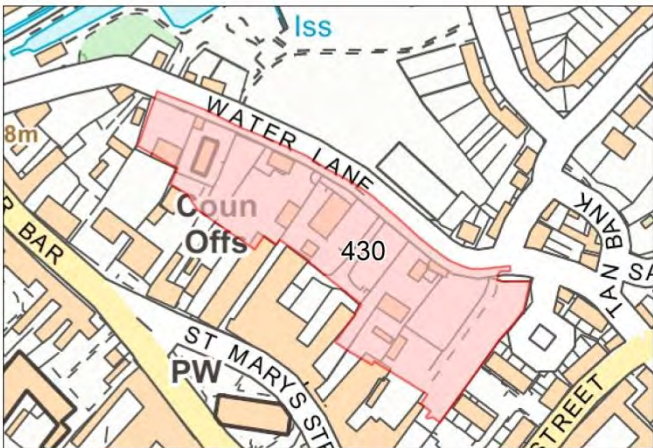
SHLAA ID		425		Site Address		Park Road, Malinslee			
									
Description of the site		<p>The site is 2.1 ha and is located southwest of Telford Town Centre. It currently functions as agricultural land/open space and has not previously been developed. It is regular shaped and fairly level. To the west the site is adjacent a building for commercial use. The site is in a Mining Consideration Area but has no other major constraints.</p>							
PDL	Green								
Sustainability comments		<p>Development at the site could hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, town centre services and facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.</p>							
Estimated Yield		Density	50 DpH	Site Size	2.133 ha	Net site area	90%	Approximate Yield	96
		<p>The site is in relatively close proximity to Telford Town Centre and therefore could deliver a mix of houses and apartments. A density of 50 DpH is therefore justified. Due to the regular shape and absence of constraints a net site area of 90% is considered appropriate for a site of this size.</p>							
Phasing		0-5 years		As there are little constraints this site could be developed in the short term.					
Recommendation		The site is considered to have potential for development providing any constraints identified can be addressed.							
Carried forward to the strategic fot stage									

SHLAA ID		426		Site Address		Cottage House, Haygate Road, Wellington			
									
Description of the site		<ul style="list-style-type: none">• Site contains a residential building and grassland• Site is brownfield, partially within green network.• Rectangular shape with a narrow access.• Constraints are access and impact on Haygate Road junction (i.e. appropriate visibility splay) Existing dwellings.• Site located in Urban area near Wellington Market Town.							
PDL	Brown								
Sustainability comments		<p>The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, market town centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development could result in the loss of a small area of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is predominantly previously developed land, development has the potential for a minor positive effect on townscape.</p>							
Estimated Yield		Density	40 DpH	Site Size	0.699 ha	Net site area	80%	Approximate Yield	22
		<p>A density of 40 DpH is considered appropriate for a small site in the urban area. Net site area has been decreased to allow appropriate set back from other dwellings, and shape of site.</p>							
Phasing		0-5 years		No major constraints.					
Recommendation		The site is considered to have potential for development providing issues mentioned can be addressed.							
Carried forward to the strategic for stage									

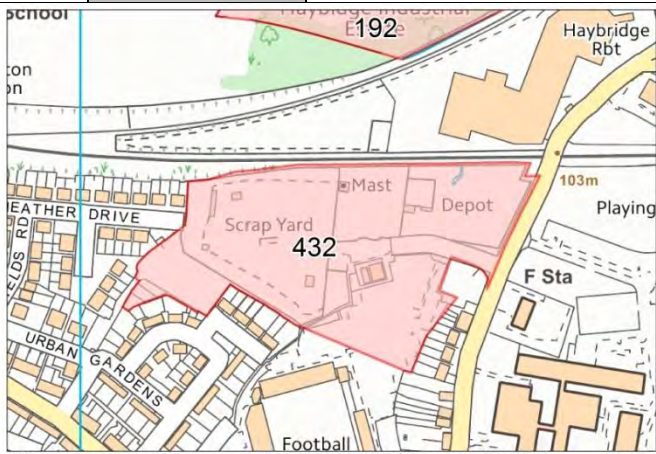
SHLAA ID		428		Site Address		Land north of Hartshill Avenue, Oakengates				
<div><p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p></div>										
Description of the site			The site is wide running from Hill Top road in the west to Hadley Road in the east. The site is however relatively short being approximately 30-80m across in places. The site runs to the rear of properties in Hartshill Avenue and Hill Top Road. There is a narrow potential access point through an existing property. There have been former mineral workings on the site and therefore there are a number of historic mineshafts on the site. The site is currently used for grazing with some tree cover. The site is in close proximity to Oakengates centre.							
PDL		Brown								
Sustainability comments			Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, town centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield			Density	35 DpH	Site Size	2.607 ha	Net site area	70%	Approximate Yield	63
			The site is in close proximity to Oakengates centre; however there are constraints around access to the site and its former mining use. Therefore a density of 35 has been used as a guide, with a net site area of 70%. These are slightly lower to mitigate the significant loss of open space that could arise.							
Phasing			5-10 years		Issues over the access and mineshafts would need to be mitigated before a scheme came forward on the site. Therefore it is considered that the site would not be deliverable until midway through the plan.					
Recommendation			The site is considered to have potential for development as long as constraints mentioned, such as mineshafts and access is addressed. The site is a brownfield location within the urban area and close to a centre.							
Carried forward to the strategic fit stage.										


SHLAA ID		429		Site Address		Land at Lightmoor, West of Boroughs Bank			
						 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>			
Description of the site		<ul style="list-style-type: none">Currently this site does not have a function apart from being a green open space with woodland and a lake. The boundary of the site is surrounded by bushes and trees.The site is designated as Brownfield land.The site appears to be shaped like an 'x'. It appears to be long and narrow to the north of the site.Topography of the site seems to be uneven and to be higher on certain parts of the site.A constraint which is presented on this site is one disused mineshaft and another constraint is a large lake that is positioned in the centre of the site. The site has designations associated which can hinder development on the site, some of the site is a wildlife site and also it has a mining and mineral consideration designation.The site appears to be located on the urban fridge of Lightmoor.							
PDL	Brown								
Sustainability comments		Development at the site may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	40 DpH	Site Size	7.224 ha	Net site area	85%	Approximate Yield	245
		The site appears to be a bit secluded at the nearest schools is 1.04 kilometres away and the nearest local centre was 1.19 kilometres away, the site is not that well serviced due to this. The low density for this site is because of the lack connectivity to local facilities. The low net site area is because of the constraints that this site proposes such							

	as the lake, the mineshaft and being located on the edge of a wildlife site.	
Phasing	10 years	If this site was developed the developer would have to remediate and stabilise the site due to the mineshaft .The lake displays a major constraint as it would limit the amount of homes that could be situated on the site.
Recommendation	This site has got a good road network that runs past the site to connect it to the rest of Telford, however it is not particularly close to any schools or local centres which would be an issue for a residents that could not drive. I do not think this site is that suitable for development; the reason for this is because the trees and lake will make it difficult to implement a scheme on this site.	
Not suitable		


SHLAA ID		430		Site Address		Land fronting south side of Water Lane, Newport			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		The previously-developed site is formed by a collection of existing land and buildings located within Newport town centre. Part of the site has the benefit of planning permission (TWC/2012/0035) for conversion of existing buildings to two dwellings, approved February 2012. The site is also located within Newport Conservation Area.							
PDL	Brown								
Sustainability comments		Development at the site could result in the loss of existing employment land. Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to train services, primary educational facilities, and strategic footpaths. The site is within reasonable walking distance to bus services, town centre services and facilities, secondary educational facilities and strategic cycle routes. The site is adjacent to an existing recreational area. The site is located within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape. The site is within a Conservation Area and contains Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	55 DpH	Site Size	1.3 ha	Net site area	100%	Approximate Yield	70
		Given the location and the character of the locality (town centre location within a historic core area), a relatively higher density would assist in ensuring any proposal was in keeping with the character of the surroundings. It is anticipated that a scheme would be predominantly residential, but could include other associated uses well related to a town centre location, provided principally at ground floor level.							

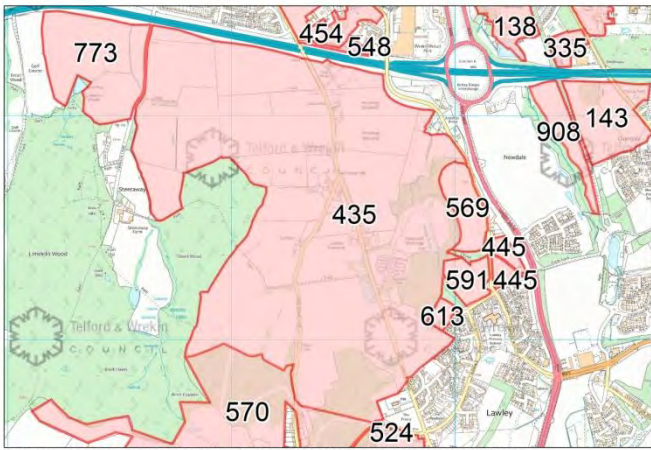
	In view of the central location, it would be prudent to seek to maximise reuse of the available. Based on latest evidence no site-specific constraints exist. Therefore, no specific allowance is applied to this site.	
Phasing	5-10 years	The main constraint to delivery would appear to be the assembly and preparation of the site for development given the type and nature of the land and buildings on site, many of which are currently in use.
Recommendation	This site is located within the central part of Newport. The site is considered to have potential for development providing existing constraints can be addressed.	
Carried forward to the strategic fit stage.		

SHLAA ID		432		Site Address		Haybridge Scrap Yard			
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Description of the site		<ul style="list-style-type: none">• Site is brownfield – existing scrap yard – employment land.• Site is irregular shaped• Located within flood zone 2 and 3m, a lot of the site was landfill. Adjacent railway line. Impact on junction. Mast.• Site located within urban area, near market town.							
PDL	Brown								
Sustainability comments		Development may result in the loss of existing employment land. Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is predominantly previously developed land within the urban area development has the potential for minor positive effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF							
Estimated Yield		Density	40 DpH	Site Size	4.186 ha	Net site area	30%	Approximate Yield	50
		A density of 40 DpH is considered appropriate given its location near a market town in the urban area. Reduced net site area to 30% to address shape of site, landfill area and flood zones.							
Phasing		0-5 years			Landfilled and flooding area – some investigation and mitigation may be required.				
Recommendation		Not suitable – large proportion of the site is landfill and within flood zones 2 and 3.							
Not suitable									


SHLAA ID		433		Site Address		Land opposite Station Road, Dawley			
									
Description of the site		<ul style="list-style-type: none">Currently the site does not have a use and is just a green open space with shrubs and woodland that is situated within it.The site can be considered a green field site as it does not have any mineshafts located within it even though it is in a mining consideration area.The south of the site appears to be square and angular and to the north the site curves around existing housing development.The topography of the area appears to be hilly.The constraints to development that this site displays are that the site is a designated mining consideration area and part of the green network. The topography on the site appears to vary considerably and should be considered a constraint.This site is located on the urban fringe of Dawley.							
PDL	Green								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and services). The site is within reasonable walking distance to existing local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape. The site is adjacent to a Listed Building and development will require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	40 DpH	Site Size	0.757 ha	Net site area	95%	Approximate Yield	28
		The nearest school is only 249 yards away and 873 yards from the town centre, due to good connectivity the density has increased for the site. The threshold of this site is justified as it has minimal constraints, losing the green network space can be mitigated for by providing green space on the development.							


Phasing	Within 5 years	The site does not present any major constraints and which can allow for the site to be developed within a reasonable amount of time. The topography of the site may impact on the scheme as it appears to be uneven.
Recommendation	The site is considered to have potential for development. Any existing site constraints would need to be addressed. One issue relating to this site is the topography of the area.	
Carried forward to the strategic fit stage.		

SHLAA ID	434	Site Address	High Ercall North						
									
Description of the site		<ul style="list-style-type: none"> • The site is currently used for agricultural purposes • The site is Greenfield • The site is elongated with the western side running to a point. • The site is flat • There are no significant constraints to development other than a need to address potential traffic management impacts in the village of High Ercall • The site is located on the fringe of High Ercall is to the north of the existing village 							
PDL	Green								
Sustainability comments		<p>The site is located within the High Ercall Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	30 DpH	Site Size	1.56 ha	Net site area	90%	Approximate Yield	42
		<p>Site density has been determined by the rural location of the site, the site is located in a village setting with access to a pub, shop and school, and however it lacks access to a wider range of services and public transport opportunities. Net site area of 90% is considered appropriate as there are no major constraints.</p>							
Phasing		0-5		<p>The site is Greenfield on the fringe of High Ercall site access is relatively unconstrained and could provide opportunities to mitigate existing traffic issues within the village.</p>					
Recommendation		<p>The site is considered to have potential for development.</p>							
Carried forward to the strategic fit stage									

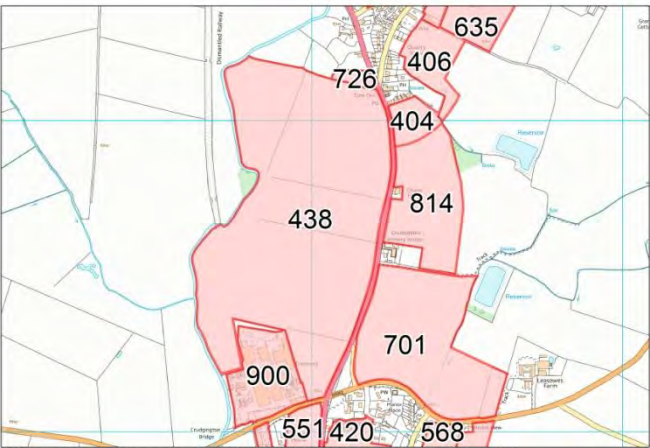
SHLAA ID	435	Site Address	Land West of Lawley
			
Description of the site		<ul style="list-style-type: none"> Currently the site is not in use. The land is a large area to the west of Telford, formerly used for mining. The site is in close proximity There are a number of historic mineshafts that are within the site boundary and can present a major constraint in stabilising the land. The site is 163 hectares. Topography appears to be uneven and quite hilly but the land can vary due to sites mining history. The constraints that are presented on the site are that it is located in a mining and mineral consideration area and it is also has designated ancient monument on the site. On the north east of the site it was previously used for open cast for coal and mineral extraction. This site may still need to need to be remediated and if development does commence the mines will have to be stabilised. This site is located near Lawley and on urban fridge. Neighbouring the site there are numerous listed buildings. The site itself also contains several TPO'd trees. The site abuts an area of AONB, Wildlife site and Local Nature Reserve. 	
PDL	Brown		
Sustainability comments		<p>Development could result in the loss of small areas of employment land and a Caravan Park. Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is within reasonable walking distance to existing strategic footpaths. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development and is adjacent to the AONB. The site contains a Scheduled Monument, development will require sensitive and responsive</p>	

	design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the heritage setting with the potential for a residual minor negative effect. Development at the site could result in the loss of best and most versatile agricultural land (Grades 2 and 3a, there is also areas of Grades 3b, 4 and 5 on this site).							
Estimated Yield	Density	30 DpH	Site Size	163.36 ha	Net site area	30%	Approximate Yield	1470
	<p>The site will compliment the existing new village of Lawley. Currently Lawley village has the existing facilities of a primary school and a local centre although this is beyond walking distance. A density of 30 DpH is therefore considered appropriate.</p> <p>Due to the significant amount of green infrastructure on the site, a Scheduled Monument, the adjacent AONB and a buffer to the M54 the net site area is reduced to 30%.</p>							
Phasing	10 years		Due to the size of the site it will have to be phased in sections to ensure development in conducted in a safe manner. Due to part of the site being a disused opencast site the site it may need extra remediation and land instability support as there are so many mines that are scattered within the site boundary. This site is quite complete and even take over 10 years to bring forward development.					
Recommendation	The site is considered to have potential for development however the site presents some large significant constraints that would be difficult to mitigate.							
Carried forward to the strategic fit stage								


SHLAA ID		436		Site Address		Land east of Pool Hill Road, Dawley Hamlets			
									
Description of the site		<ul style="list-style-type: none">Currently the site does not have a use and is just functioning as open space with scattered wood land and telephone poles within its boundary.The site is considered as Brownfield land.The site quite rounded and appears to be angular toward the west of the site.Topography appears to be flat on the site.The constraints this site are related to 5 mine shafts that are located by the sit boundary and being designated mining consideration area. The site is also located within the green network.The site is located in the heart of an urban area called Dawley.							
PDL	Brown								
Sustainability comments		Development may hinder future access to or use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains). The site is within reasonable walking distance to existing local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.							
Estimated Yield		Density	40 DpH	Site Size	3.931 ha	Net site area	75%	Approximate Yield	30
		The site is fortunate to located where it is due to being located near a school 0.56 kilometres away and 0.58km away from Dawley town centre. A constraint the affect the viability of the site is the mine shafts on the edge on the site and that there is no access on to this site which can justify the low site area.							
Phasing		Over 5 years		It is possible that the site could take over 5 years to develop due to the mine shafts on the edge of the boundary the land could be unstable and could require remediation work.					
Recommendation		The site is considered to have potential for development. The site will be well connected by being so close to Dawley and can easily benefit with close proximity of public facilities. Any site constraints would need to be addressed.							
Carried forward to the strategic fit stage									

SHLAA ID		437, 670		Site Address		Land at rear of 9 Candleberry Meadow			
									
Description of the site		<ul style="list-style-type: none">Grassland - landfillSite is irregular and unlevel, hilly in partsConstraints are nearly all of site is landfill, next to M54, all of site is green network, mineshafts existSite is located in urban area, near to local centres and education							
PDL	Brown								
Sustainability comments		<p>437: Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and strategic footpaths. The site is within reasonable walking distance to strategic cycle routes, local centre services and facilities, educational facilities and recreational space. Development at the site would result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.</p>							
		<p>670: Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes, local centre services and facilities, educational facilities and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents; potential for a residual neutral effect against SA Objective 13. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.</p>							
Estimated Yield		Density	35 DpH	Site Size	2.958 ha	Net site area	10%	Approximate Yield	10

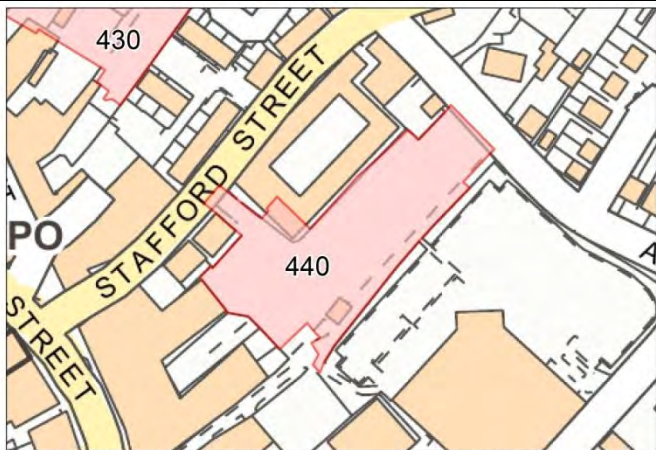
	A density of 35 DpH is expected for this site in the urban area of Telford. Net site area has been decreased to 10% as most of site is landfill.	
Phasing	0-5 years	Potential for small site however most of site is landfill.
Recommendation	Unsuitable due to major constraints.	
Not suitable		

SHLAA ID		438		Site Address		Land west of Crudgington Primary School			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• The site is Greenfield• The site is largely regular with smaller portions to the south east and south west							
PDL	Green	<ul style="list-style-type: none">• The site is flat• A significant portion of the site is within flood zone 2 and 3. The site is within an air protection zone. Access to the site would be in the vicinity of Crudgington cross roads which would require mitigation.• The site is located to the south west of Waters Upton and north west of Crudgington.							
Sustainability comments		Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing primary educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land, development has the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	25 DpH	Site Size	49 ha	Net site area	60%	Approximate Yield	735
		Site density has been determined by the lack of access to services, facilities and public transport opportunities. Net site area has been determined by the size of the site and the existing site constraints.							
Phasing		10-15		Due to the scale of the site it is unlikely to come forward early. Significant mitigation of local highway issues would be required including Crudgington Cross Roads.					

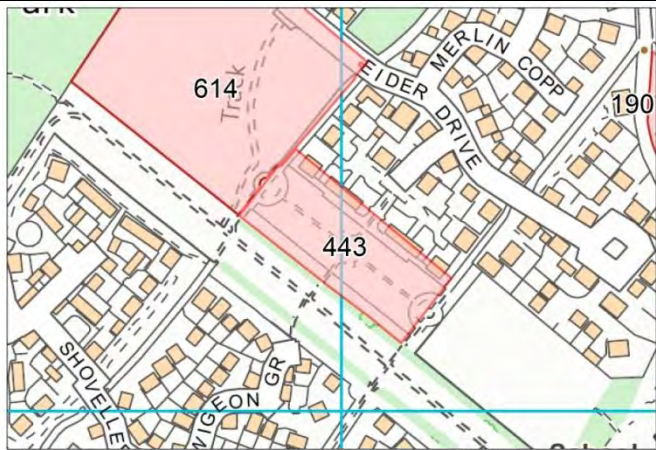
Recommendation	The scale of the development site would significantly alter the nature of the local area and would place unacceptable levels of stress on existing local services such as education, healthcare and highways. The site would need necessitate the provision of a significant amount of community facilities and services to make it viable.
Not suitable	

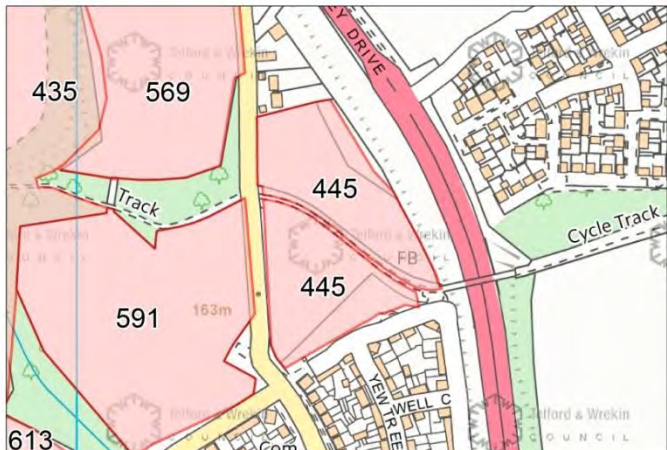
SHLAA ID		439		Site Address		Land off Audley Avenue, Newport			
									
Description of the site		<p>The site is located on the eastern fringe of Newport outside the current development boundary. The site is formed of a collection of greenfield plots fronting onto Audley Avenue. The site is bounded on nearly all sides by trees and hedgerows, with other lines of trees within the site. The site also includes a number of playing fields. A planning application has been approved for 215 dwellings (TWC/2011/0827), but currently has not progressed due to a revised s106 package submitted by the applicant.</p>							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, town centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on landscapes.</p>							
Estimated Yield		Density	30 DpH	Site Size	8.8 ha	Net site area	80%	Approximate Yield	210
		<p>Given the peripheral location and the size of site involved, a relatively lower density would be more appropriate.</p> <p>The site is fairly regular in shape and topography. No other permanent features appear to exist on site, subject to resolving the current access constraint. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. Some additional open space will also be required to meet the needs of residents. An site area allowance (20%) has therefore been applied.</p>							
Phasing		0-5 years		No constraints to delay delivery.					

Recommendation	The site is considered to have potential for development. It has the benefit of planning application subject to resolution of the legal agreement.
Carried forward to the strategic fit stage	

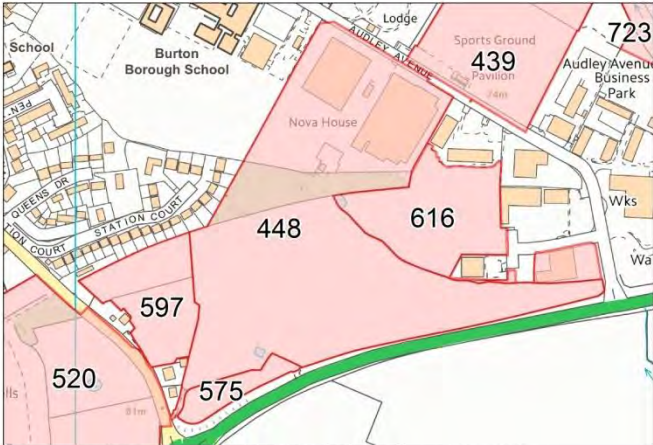
SHLAA ID		440		Site Address		Land adjoining Stafford St car-park, Newport			
									
Description of the site		The site is located within Newport town centre and is currently employed as a short stay car park.							
PDL		Brown							
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and cycle routes. The site is within reasonable walking distance to existing bus services, town centre services and facilities, educational facilities, strategic footpaths and recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape, and potential to enhance green infrastructure connections. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	55 DpH	Site Size	0.6 ha	Net site area	90%	Approximate Yield	30
		Given the location and the character of the locality (town centre location adjacent to a historic core area), a relatively higher density would assist in ensuring any proposal was in keeping with the character of the surroundings, as well as supporting a viable development. It is anticipated that the scheme would be predominantly residential (i.e apartments) which could be built to several storeys to complement the adjacent retirement living site, but could include other associated uses well related to a town centre location							
		The site is mostly formed of hardstanding and therefore has little intrinsic value. However, part of the site is subject to certain easements allowing access for adjacent landowners. A small site area allowance has therefore been applied.							

Phasing	5 -10 years	The site is currently in use as a surface car park for the town centre. There appears to be little other constraint on the achievability of the development. However, the site is not currently available. Relocation of the car parking would appear to be the only major constraint to redevelopment.
Recommendation	The site is considered to have potential for development. It is centrally located and would provide, in principle, opportunity to deliver new development within a sustainable location. However, the site is well used as a parking facility. Therefore, any consideration of redevelopment would require replacement parking provision to be identified in the vicinity.	
Carried forward to the strategic fit stage		


SHLAA ID		443		Site Address		Land south of Elder Drive, Leegomery			
									
Description of the site		<ul style="list-style-type: none">• Site is greenfield – public gardens for Elder Drive dwellings• Rectangular• Site is bound by trees, lies adjacent a footway• Site is located in Urban area near centres and facilities							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development could result in the loss of high quality green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is greenfield land within the urban area development has the potential for minor negative effects on townscape.							
Estimated Yield		Density	35 DpH	Site Size	0.778 ha	Net site area	90%	Approximate Yield	24
		A density of 35 DpH is expected as the site is located in the urban area of Telford. Net site area been reduced to 90% to address trees along boundary.							
Phasing		0-5 years		No significant issues that would delay deliverability					
Recommendation		The site is considered to have potential for development.							
Carried forward to strategic fit stage									

SHLAA ID		445		Site Address		Lawley Drive			
									
Description of the site		<ul style="list-style-type: none">Currently this site does not have a function; it is just open space with some up turned dirt in the corner of the site.This site is classified as a green field site.This site is shaped like a pyramid and is 2.284 hectares. The site is divided into two due to a cycle path, which is also part of the green network.Topography of the area seems to vary in height can appears uneven.This site is has very minimal constraints such as being located within the green network and being designated a mining consideration area.This site is located on the edge of Lawley village which is considered an urban area.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and secondary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land.							
Estimated Yield		Density	35 DpH	Site Size	2.284 ha	Net site area	75%	Approximate Yield	60
		The site is only 152 yards away from Lawley Primary School 589 yards away from a local centre. The site is quite central and would be located opposite existing residential estates. The site is in an ideal location and the physical features of the site suggests that it should have a lower net site area.							
Phasing		Less than 5 years		Looking at the size of the site and its location with recently built housing suggests that the site should be easy to implement. The minimal constraints suggest that barely mitigation will have to be done to this site; the only possible mitigation that could be required is the addition of green space to replace what land has been lost from the green					

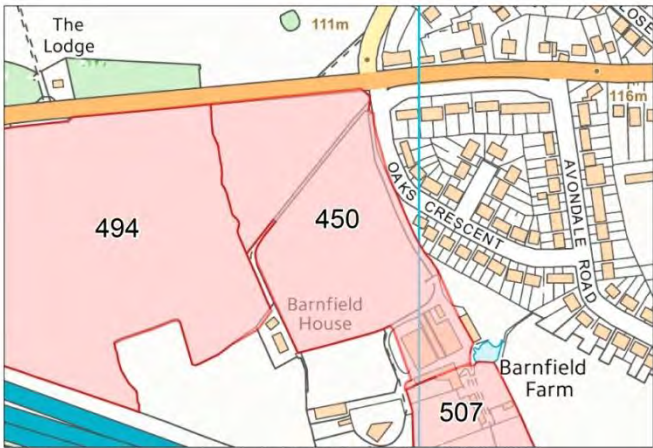
		network.
Recommendation	This site is considered to have potential for development. Being so close to existing retail and educational infrastructure will support this site and its community.	
Carried forward to the strategic fit stage		

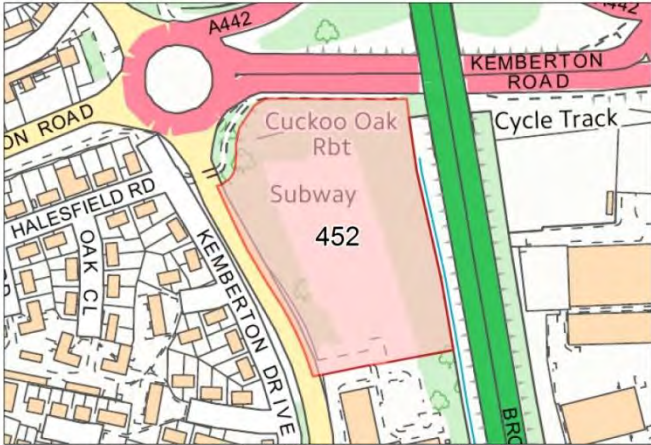
SHLAA ID		448		Site Address		South Audley Avenue, Newport			
									
Description of the site		<p>The site is located on the south eastern fringe of Newport. The site incorporates two parcels of land; firstly, an area of previously-developed land comprising two commercial buildings and hardstanding; and secondly, an area of open land comprising grassland and more wooded areas. The site is part of a larger planning application (TWC/2011/0871) which has an outline consent, approved in June 2015. The consent has, however, not yet been fully discharged. The southern part of the site is also currently designated for employment use in the Wrekin Local Plan. (link to site 520)</p>							
PDL	Mixed								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing secondary educational facilities. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development and the site is greenfield land.</p>							
Estimated Yield		Density	30 DpH	Site Size	11.47 ha	Net site area	50%	Approximate Yield	170
		<p>Given the peripheral location and the size of site involved, a relatively lower density would be more appropriate.</p> <p>The site is fairly regular in shape and topography. Due to the nature of the site and the need to retain some employment use, as well provide other uses for local residents i.e. open space. A site area allowance (50%) has therefore been applied to take account of this.</p>							
Phasing		0-5 years		<p>Subject to approval of a reserved matters application, the site can be progressed. Site clearance and preparation also need to be factored in, as well as ensuring appropriate delivery of any associated land uses. Some delivery could therefore be expected towards the back end of the early phase.</p>					
Recommendation		<p>This site has the benefit of a planning permission and, as such, is considered deliverable, subject to progressing the site through the planning process.</p>							

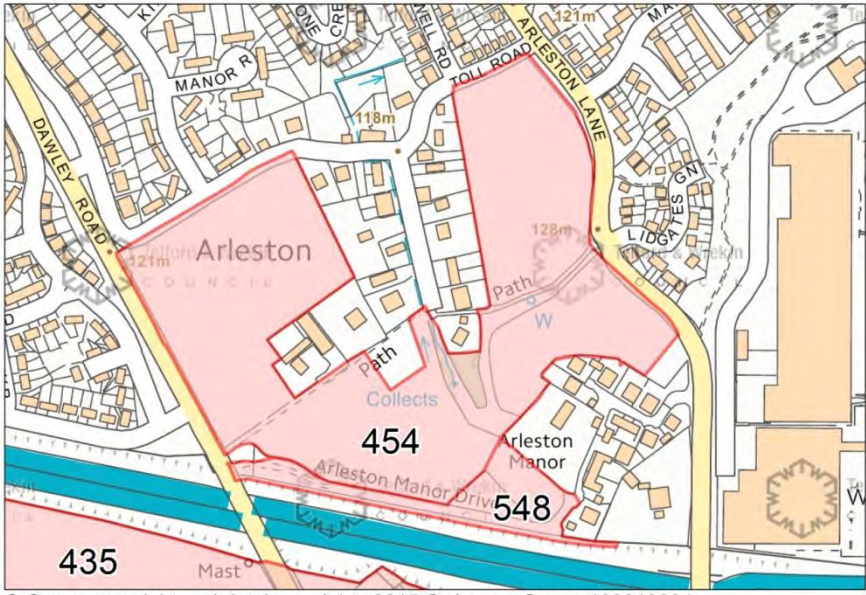
Not suitable	Whilst development will result on the loss of a greenfield site, the site is considered to have potential for development.
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SHLAA ID		449		Site Address		Land east of disused canal, off Hadley Park			
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Description of the site		<ul style="list-style-type: none">• Site is existing green field• Site is triangular shaped• Constraints are road that runs through site, canal running along the western side, protected tree to the north, some green network, site near to listed building. Site is in PHES doc as employment• Site is urban area near to Hadley employment area							
PDL	Green								
Sustainability comments		<p>The site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). Development could hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and recreational space. The site is within reasonable walking distance to strategic footpaths and cycle routes. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect. The site is adjacent to a Listed Building and as such will require sensitive and responsive design; it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects, potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.</p>							
Estimated Yield		Density	35 DpH	Site Size	9.63 ha	Net site area	65%	Approximate Yield	219
		As the site is located in the urban area a density of 35 DpH is considered appropriate for a site of this size. Net site area has been reduced to address canal, shape of site and road.							
Phasing		0-5 years		Issues to consider – Viability, size of the site, constraints that need to be mitigated.					
Recommendation		The site is considered to have potential for development – however identified in PHES as employment							
Carried forward to the strategic									

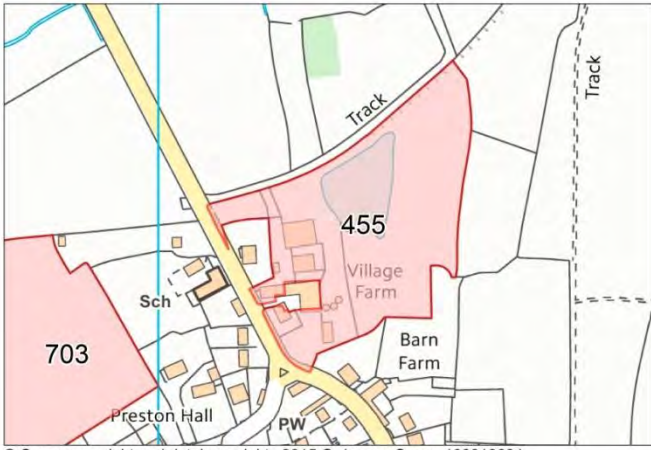
fit stage.	
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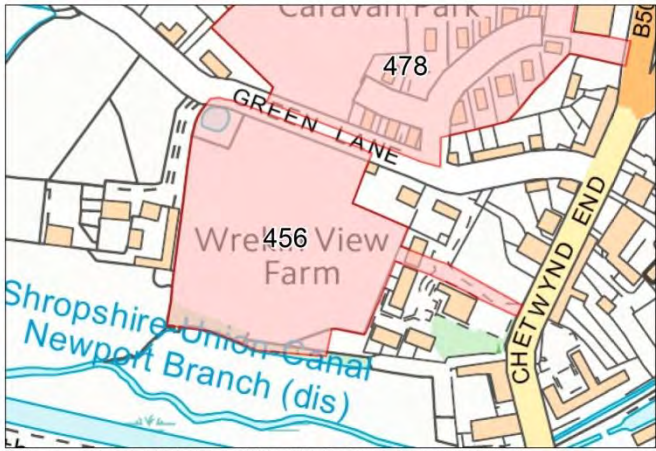
SHLAA ID		450		Site Address		Land at Holyhead Road			
 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>									
Description of the site		<ul style="list-style-type: none">Was greenfield however has received planning permission and residential development (with care facility) has commenced.Site is rectangular shaped with a footpath running through the site. The field bound by hedges and is fairly level.Impact on junction, no access, protected trees.Site is located in urban fringe.							
PDL	Brown								
Sustainability comments		<p>The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to Registered Historic Park and Garden and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise. Development at the site could regenerate a small area of previously developed land.</p>							
Estimated Yield		Density	35 DpH	Site Size	3.514 ha	Net site area	70%	Approximate Yield	86
		<p>As the site is located in the urban area a density of 35 DpH is considered appropriate. Net site area has been decreased to 70% to address footpath and protected trees.</p>							
Phasing		0-5 years		No significant issues that would delay development.					
Recommendation		The site is considered to have potential for development – development has commenced.							
Eliminated									

SHLAA ID		452		Site Address		Bridgnorth Road, Sutton Hill			
									
Description of the site		The site of 2.1 ha is located in Telford Urban Area, west of the A442. It currently functions as open space and has not previously been developed. It is regular shaped, fairly level and consists of grassland with trees around the edges. A Local Centre is within walking distance to the site. The site is located in a Mining Consideration Area and is adjacent to areas of Flood Zone 2 and 3.							
PDL	Green								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths and cycle routes. The site is within reasonable walking distance to bus services, local centre services and facilities, educational facilities and recreational space. The site is within 200m of a Local Wildlife Site, development exists between the two sites and mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land with the potential for a minor negative effect on the landscape. The site is adjacent to Flood Risk Zones 2 and 3, mitigation provided through the Local Plan and available at the project level, including Sustainable Drainage Systems, should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	40 DpH	Site Size	2.087 ha	Net site area	90%	Approximate Yield	75
		As the site is in close proximity to a centre and a density of 40 DpH is justified. Due to the regular shape and absence of constraints a net site area of 90% is considered appropriate for a site of this size.							
Phasing		0-5 years			As there are little constraints this site could be developed in the short term.				
Recommendation		The site is considered to have potential for development.							
Carried forward to the strategic stage.									

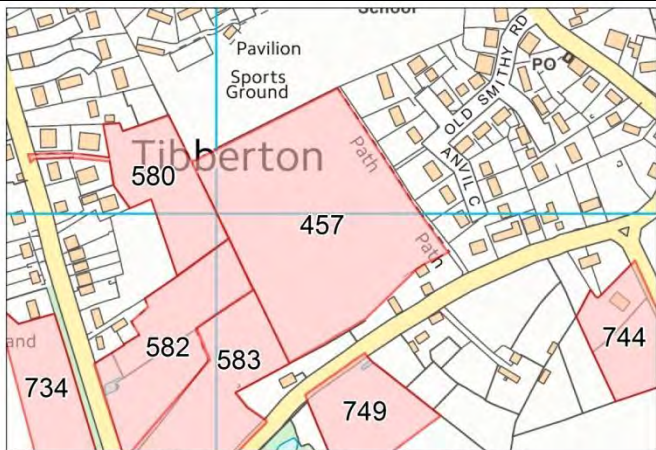
SHLAA ID		454	Site Address	Land at Kingsland Arleston
		 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>		
Description of the site		<ul style="list-style-type: none"> Currently the site is green open space that is surrounded by housing development. The site is classified as Brownfield land. The site is shaped like a 'U' shape and this has done by the development of housing around the outside of it. The site measures 7.487 hectares. The topography of the area appears to be varying in height and appears to be uneven. There are minimal constraints that restrict development on this land, these are –the green network, mineshafts and a mining consideration area status. This site is located in the urban area of Arleston. The site was granted outline planning consent in 2012 reference TWC/2012/0240 with a reserved matters application awaiting a decision. 		
PDL	Green			
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no negative effects on new residents. Development at the site could result in the loss of green infrastructure within the Green Network. The site has been identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site contains small areas of previously developed land, however as the site is predominantly greenfield land within the urban area it is considered to have the potential for a minor negative effect</p>		

	on townscape. The site is adjacent to a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield	Density	40 DpH	Site Size	7.487 ha	Net site area	75%	Approximate Yield	224
	<p>The reason for the high density is because the site is well situated within an already existing residential area with easy access to the Wrekin Retail Park and a local centre that is only 491 yards away. The site is closely connected for employment opportunities with a factory being only 567 yards away, with these large sites in close proximity suggests that there is a good public transport network.</p> <p>The low threshold is due to the site having minimal physical constraints, the mining consideration area status suggest that there could be mines within the site boundary as there are a few scattered around the edge.</p>							
Phasing	Delivered within 5 years		The site can be delivered within 5 years as the site has few constraints hindering the process. The only possible constraint is the mine shaft located on the boundary of the site which has given the site a mining consideration area designation.					
Recommendation	The site is considered to have potential for development. The site is part of the green network therefore mitigation would be required.							
Carried forward to the strategic fit stage								


SHLAA ID	455	Site Address	Village Farm Barns, Preston						
									
Description of the site		<ul style="list-style-type: none"> Site is greenfield within the Weald Moors and is irregular in shape. Site contains farm, trees, large water feature, and existing agricultural buildings. Track runs along the north of the site. Impact on highway. Site is in the rural area 							
PDL	Green								
Sustainability comments		<p>Development at the site could result in the loss of existing employment land (Village Farm). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing primary educational facilities. Development could result in the loss of less than 5ha of greenfield land within the Weald Moors. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site contains a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	30 DpH	Site Size	3.12 ha	Net site area	45%	Approximate Yield	42
		<p>A density of 30 DpH is used as it is a rural site adjacent to existing development.</p> <p>The net site area has been reduced to address existing buildings, water feature and trees.</p>							
Phasing		0-5 years		No major constraints to delay development					
Recommendation		The site is considered to have potential for development – but in rural area and beyond reasonable walking distances to services and facilities. High to							

Carried forward to the strategic fit stage		medium sensitivity to housing development.							
SHLAA ID	456	Site Address	Land at Wrekin View Farm, Newport						
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Description of the site		The site is located between Shropshire Union Canal and Green Lane, Newport. The site forms part of an existing farm and therefore can be classified as greenfield land. The site is located outside the current development boundary. From the information submitted thus far would indicate an access would be needed onto Chetwynd End, which is constrained by existing buildings adjacent to the site.							
PDL	Green								
Sustainability comments		<p>Development at the site could result in the loss of existing employment land (Wrekin View Farm). Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing town centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium to low sensitivity to housing development, the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on townscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	30 DpH	Site Size	1.4 ha	Net site area	90%	Approximate Yield	37
		Given the location on the edge of Newport and taking into account adjacent uses (predominantly agricultural uses), a relatively lower density would see appropriate for this site.							

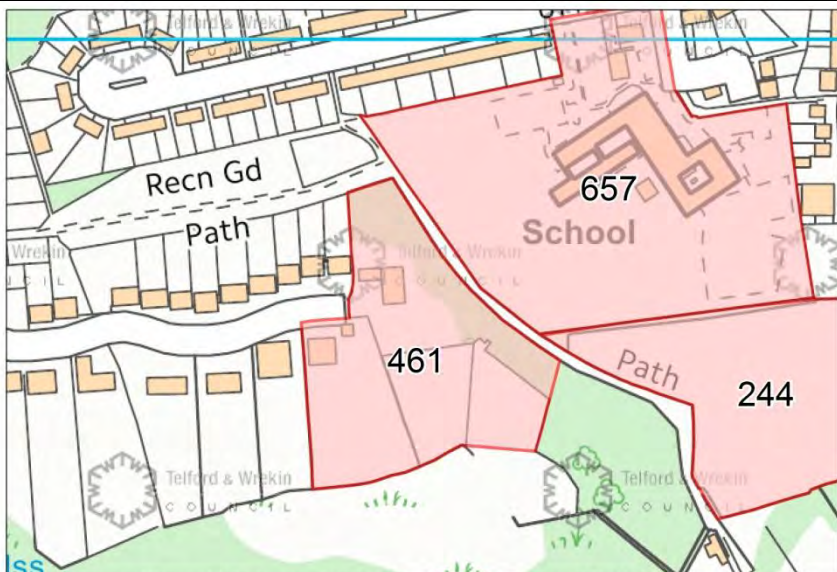
	<p>The site is fairly regular in shape and topography. A small area of woodland exists to the north west tip of the site. No other permanent features appear to exist on site. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. Some additional open space will also be required to meet the needs of residents. An site area allowance (10%) has therefore been applied.</p>	
Phasing	10+ years	Delivery of this site would not be straightforward. Access to the site would be difficult and would require the demolition of an existing dwelling.
Recommendation	<p>Development of the site would lead to the loss of greenfield land on land currently outside the development boundary of Newport. This needs to be balanced with the broadly neutral effect of the site location in sustainability terms. However, the proposed access arrangement, as indicated, appears to be the most significant constraint to delivery to this site.</p>	
Not suitable		

SHLAA ID		457		Site Address		Plantation - 5, Tibberton			
									
Description of the site		The site is located to the rear of existing dwellings off Back Lane, Tibberton. The site is currently in agricultural use, and therefore is greenfield. The site is landlocked and does not have any suitable access onto the nearby highway. Adjacent uses comprise low density housing and open space (sports ground).							
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing primary educational facilities and strategic cycle routes. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	20 DpH	Site Size	3.0 ha	Net site area	65%	Approximate Yield	40
		Given the location and the character of the surrounding residential development (predominantly detached properties and open areas) a relatively lower density would ensure development would be in keeping with the character of the surroundings. The site is fairly regular in shape and topography. No permanent features appear to exist on site, subject to resolving the current access constraint. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area, and the need to provide some open space accessible to local residents. An allowance (35%) has therefore been applied.							
Phasing		5-10 years		The site is located between two residential areas, there would be little remediation work required as the field is currently used for agricultural purposes. TPOs on the edge of the site, however these could easily be mitigated against in order to achieve development. Delivery would be dependent on other sites being brought forward in Tibberton.					

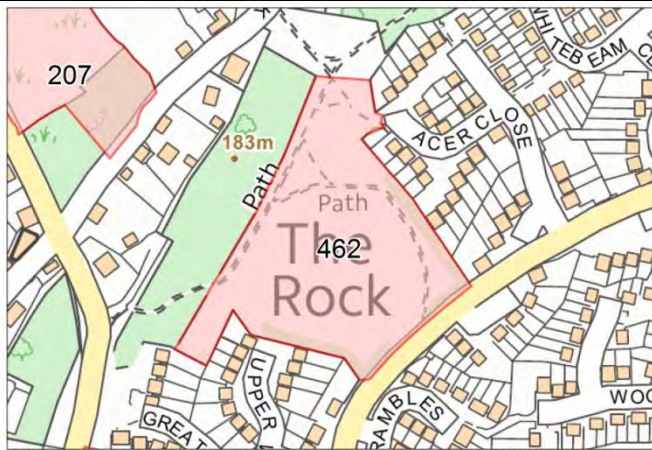
Recommendation	The site is currently a large parcel of agricultural land in a backland location. Development of the site would constitute more than small-scale infill.
Not suitable	Development of the site would significantly increase the number of dwellings in the village. A suitable access would need to be secured from third party land/adjacent site in order to deliver the site.

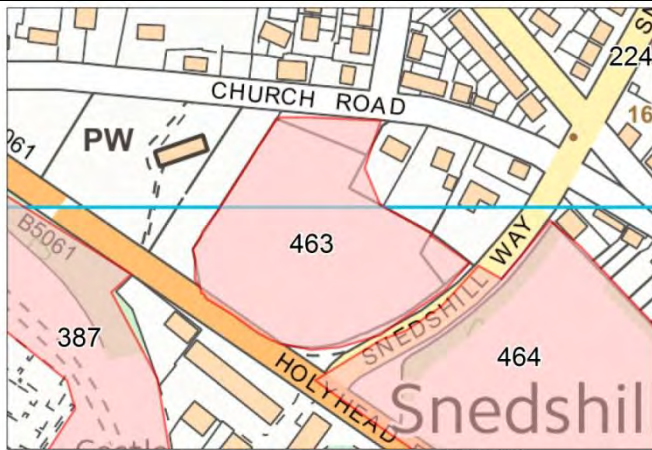
SHLAA ID		460		Site Address		Land at TCAT Bennetts Bank, Ketley Brook			
									
Description of the site		<ul style="list-style-type: none">Site is employment land, leisure building, buildings and car park and lots of trees to the north.Site is brownfieldSite is irregularConstraints are trees, existing employment land (Ketley Brook Motors), site investigation works may be required, impact on junction – appropriate access may be difficult to achieve. Former sand pit to north – overgrown now. Site is within green network, sports field adjacent.Located in urban area near to existing services and facilities.							
PDL	Brown								
Sustainability comments		<p>Development at the site could result in the loss of existing employment land. Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, a roundabout exists between the sites and mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is predominantly previously developed land within the urban area development has the potential for minor positive effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.</p>							
Estimated Yield		Density	45 DpH	Site Size	1.258 ha	Net site area	30%	Approximate Yield	16
		<p>Due to its good location a density of 45 DpH is used.</p> <p>The net site area has been reduced to address shape of site, access, layout of neighbouring houses, sports field, existing buildings and trees and buffer from main road.</p>							


Phasing	0-5 years	Some delay - site investigation and demolition work required.
Recommendation	The site is considered to have potential for development however significant mitigation required.	
Carried forward to the strategic fit stage		

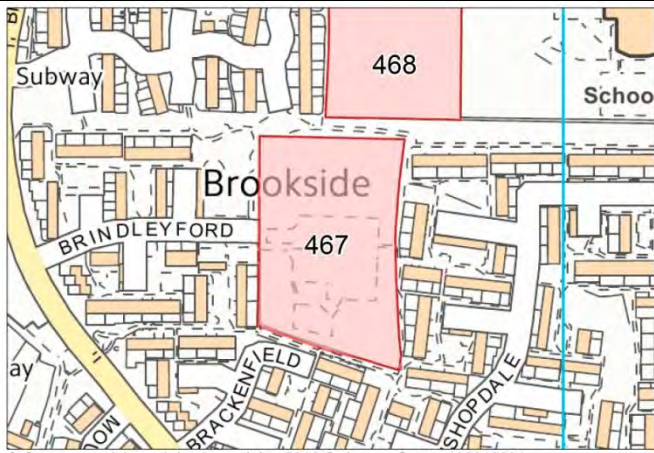
SHLAA ID		461		Site Address		Site of Lees Farm Road			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		<ul style="list-style-type: none">Currently the land is being used as residential land for two dwelling and their gardens.The land is considered Brownfield land.The site has a triangular shape and is 1.2 hectares.Topography of the area appears to vary in height quite considerably.There is a TPO tree on the site which would create some issues on the site. Another issue that needs to be considered is that the site is in a mining consideration area.This site is based in the urban area of Madeley.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing local centre services and facilities, educational facilities and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); it contains previously developed land, however as the site is predominantly greenfield land in the urban area, there is the potential for a minor negative effect on the landscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	35 DpH	Site Size	1.278 ha	Net site area	90%	Approximate Yield	40
		The site has been given a high density due to it being located within an existing residential area, a recreation ground and is 752 yards away from the town centre.							


	The site has issues relating to its topography, a TPO tree and it being in a mining consideration area. These constraints are not major but could have some implications on how the scheme can be laid out.	
Phasing	5 years	This site could be developed within 5 years due to the size of the site. The topography could be an issue and there has to be enough dwelling brought forward to make the scheme can be made achievable.
Recommendation	The site is considered to have potential for development as it is in an existing urban area with good connections.	
Carried forward to the strategic fit stage		


SHLAA ID		462		Site Address		Land at Colliers Way, The Rock			
									
Description of the site		<p>The site of 2 ha is located in Telford Urban Area, largely surrounded by residential development. It currently functions as open space and has not previously been developed. Several paths run over the site. It is regular shaped, fairly level and consists mainly of grassland with several trees. It is not within close proximity to a centre, although Telford Town Centre is a short drive away. The site is located in a Mining Consideration Area but has no other major constraints.</p>							
PDL	Green								
Sustainability comments		<p>Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.</p>							
Estimated Yield		Density	35 DpH	Site Size	1.986 ha	Net site area	90%	Approximate Yield	62
		<p>As the site is not in close proximity to a centre and a density of 40 DpH is justified. Due to the regular shape and absence of constraints a net site area of 90% is considered appropriate for a site of this size.</p>							
Phasing		0-5 years		As there are few constraints this site could be developed in the short term.					
Recommendation		As there are no major constraints, this site is considered to have potential for development.							
Carried forward to the strategic fit stage									

SHLAA ID		463		Site Address		Central Park 6			
									
Description of the site		The site is a greenfield within the urban area of Central Telford. The site has allocated in the CTAAP for residential development. To the east of the site is a church, which is listed, and on the north east corner the site wraps around residential development. Holyhead road runs to the south of the site with Snedshill Way to the east and Church Road to the north across the top of the site.							
PDL	Green								
Sustainability comments		Development may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. The site is adjacent to a Listed Building and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	35 DpH	Site Size	1.254 ha	Net site area	95%	Approximate Yield	41
		Although the site is within central Telford it is some distance from a centre, therefore a density of 35 is assumed. As a greenfield site with potential for access onto 3 roads, a high net site area is used. This gives a similar number of dwellings as CTAAP.							
Phasing		0-5 years		As a green field site with no or few constraints, the site could be brought forward early in the plan period.					
Recommendation		As an accessible site within the urban area, it is considered that the site could have potential for development. As such the site has already been previously allocated within CTAAP.							
Carried forward to the strategic fit stage									


SHLAA ID		464		Site Address		Central Park 5			
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Description of the site		A greenfield site within the urban area, the south of the site is bounded by Holyhead Road. To the west is Snedshill Way and St Georges by-pass and the Priorslee Roundabout to the east. To the north of the site there is existing residential development. Across the middle of the site there is a drainage ditch. To the south of the site there is an industrial estate. Along the northern edge of the site there is a band of mature trees.							
PDL	Green								
Sustainability comments		Development at the site may hinder the future access to or use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing educational facilities and strategic footpaths. The site is within reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	3.662 ha	Net site area	85%	Approximate Yield	108
		Although the site is within central Telford it is some distance from a centre, therefore a density of 35 dph is assumed. As a greenfield site with good potential access, the site has a high net site area. The net site area has been brought down slightly by the need to address the drainage ditch. This gives a similar number of dwellings as CTAAP.							
Phasing		0-5 years		As a greenfield site with no or few constraints, the site could be brought forward early in the plan period.					
Recommendation		As an accessible site within the urban area, it is considered that the site could have potential for development. As such the site has already been previously allocated within CTAAP.							
Carried forward to the strategic fit stage									

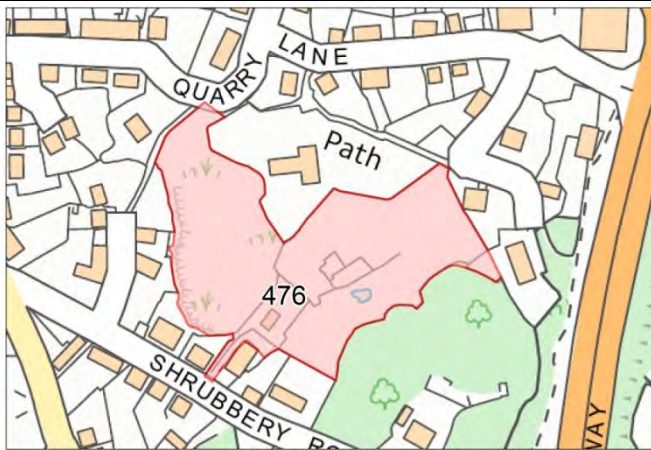
SHLAA ID		467		Site Address		Brindleyford Primary School, Brookside			
									
Description of the site		The site of 1.3 ha is located in Telford Urban Area, largely surrounded by residential development. It is currently vacant land and previously located a primary school. It is regular shaped, fairly level and consists mainly of grassland and remains of the previous structure. It has previously been developed.. The site is within walking distance to a Local Centre and across the street from a primary school. The site has no other major constraints.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), it contains an area of previously developed land.							
Estimated Yield		Density	40 DpH	Site Size	1.331 ha	Net site area	90%	Approximate Yield	48
		As the site is in close proximity to a centre and a density of 40 DpH is justified. Due to the regular shape and absence of constraints a net site area of 90% is considered appropriate for a site of this size.							
Phasing		0-5 years		As there are little constraints this site could be developed in the short term.					
Recommendation		As there are no major constraints, this site is considered to have potential for development.							
Carried forward to the strategic fit stage									

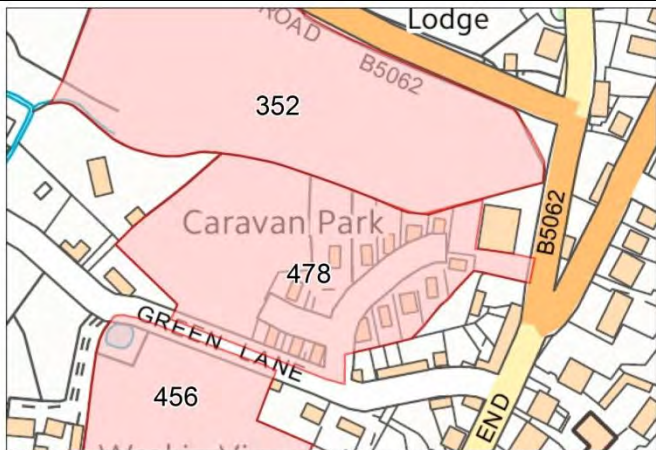
SHLAA ID		468		Site Address		Land adjacent to Brookside Primary School 1			
									
Description of the site		The site of 1.3 ha is located in Telford Urban Area, largely surrounded by residential development. It currently functions as open green space consisting grassland and several trees. It is regular shaped, fairly level and has access to the road network, be it marginal. It is within walking distance to a Local Centre and adjacent to a primary school. Within the centre of the site there is Trees Preservation Order (TPO).							
PDL	Green								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and strategic cycle routes. The site is adjacent to an existing recreational area. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	40 DpH	Site Size	1.32 ha	Net site area	90%	Approximate Yield	45
		As the site is in close proximity to a centre and a density of 40 DpH is justified. AS there is a TPO on the site, the net site area is reduced to 85%.							
Phasing		0-5 years		As there are little constraints this site could be developed in the short term.					
Recommendation		As there are few constraints, this site is considered to have potential for development.							
Carried forward to the strategic fit stage									

SHLAA ID		474		Site Address		Homeland Caravan Park			
									
Description of the site		The site is in two parcels, the eastern part is the existing Homelands Caravan park and the western part is a tree lined embankment up to the B4373 Mossey Green Way. The site has an existing access onto Bank Way, Mossey Green and Shrubbery Road. Bank House on the eastern side of the site is a listed building. There are some TPO'd trees on the eastern side of the site.							
PDL	Mixed								
Sustainability comments		Development at the site could result in the loss of a caravan site supporting a minority housing type in the Plan area. Development at the site could also hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to strategic footpaths and cycle routes and recreational space. Development at the site could regenerate an area of previously developed land, however it could also result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. The site contains a Listed Building and as such will require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until lower level site details arise.							
Estimated Yield		Density	35 DpH	Site Size	2.226 ha	Net site area	70%	Approximate Yield	54
		The site is within the urban area but not in close proximity to any of the centres, therefore a density of 35 is considered appropriate. Due to the unusual shape of the site, the listed building and TPOs on the site, the net site area is lower than that normally expected.							
Phasing		10-15 years		The site is already part occupied by an existing residential use and has recently started work to increase the number of units on the site. Therefore it is unlikely that these will vacate until late in the plan period.					

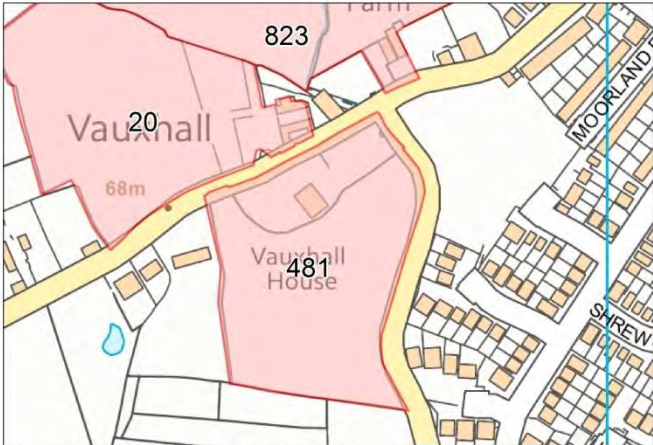
Recommendation	Due to there being existing residential development on the site, this leaves little of the site left for development. Therefore only redevelopment is potential for the site. As it is unlikely for the site to be vacated in the near future, the site is unlikely to be suitable for allocation.
Not suitable	

SHLAA ID		475	Site Address		Robinsons Wood, Stanford				
									
Description of the site		The site is located off Marsh Road, over a mile north of Edgmond. The site is a triangular piece of land which is heavily wooded, and forms part of larger woodland in the area.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	20 DpH	Site Size	1.9 ha	Net site area	90%	Approximate Yield	34
		Site is isolated so difficult to ascertain an appropriate density – likely to be at the lower end. Due to the irregular shape the net site area has been reduced to 90%.							
Phasing		10+ years		The site is covered in trees in it's entirety and it is questionable whether this is a suitable location. No site access, no utilities connections. Achieving development on the site will be difficult.					
Recommendation		Due to location and current land use, the site is currently not considered suitable for residential development.							
Not suitable									

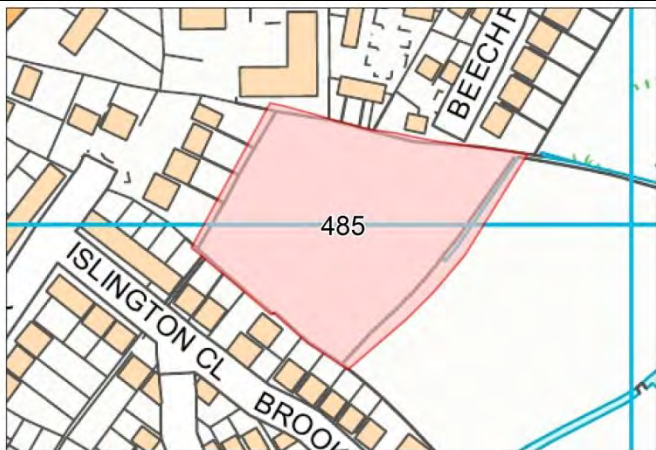
SHLAA ID		476		Site Address		Land North of Shrubbery Road			
		 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>							
Description of the site		A v shaped site that has been used for various types of mineral extraction. The site has a number of historic mineshafts as well as previous quarries. This has left issues with difference in levels over the site. The site has potential access onto Quarry Lane as well potential for a narrow access point onto Shrubbery Road. Both roads are narrow lanes.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services and local centre services and facilities. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	1.409 ha	Net site area	65%	Approximate Yield	32
		As a site within the urban area but not in close proximity to a centre, a density of 35 is considered appropriate. As the site has many physical constraints around the former extraction that took place on the site, a low net site area is assumed to mitigate the constraints.							
Phasing		10-15		Due to issues with the previous uses on the site as well as access, it could prove difficult to get a viable scheme delivered on the site.					
Recommendation		As it would prove difficult to get a viable scheme on the site, with an adequate access, it is considered that the site is not suitable for allocation.							
Not suitable									

SHLAA ID		478		Site Address		Kings Head Mobile Homes Park, Newport					
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Description of the site		The site is located adjacent to Green Lane, with an access proposed off Chetwynd End. The site is currently in residential use. The site is also outside the current development boundary of Newport									
PDL	Brown										
Sustainability comments		Development at the site could result in the loss of existing employment land (Caravan Park). Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing town centre services and facilities, secondary educational facilities and recreational space. The site is within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development could result in the loss of small areas of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, the site contains previously developed land, however, it is predominantly greenfield land with the potential for a minor negative effect on townscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.									
Estimated Yield		Density	30 DpH	Site Size	1.58 Ha	Net site area	90%	Approximate Yield	42		
		Given the location on the edge of Newport and taking into account adjacent uses (predominantly agricultural uses), a relatively lower density would see appropriate for this site.									
		The site is fairly regular in shape and topography. A small area of woodland exists to the north west tip of the site. No other permanent features appear to exist on site. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some									

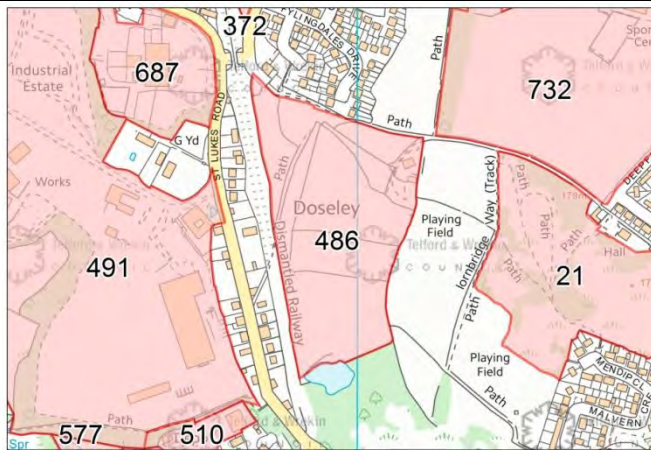
	reduction in developable area. Some additional open space will also be required to meet the needs of residents. A site area allowance (10%) has therefore been applied.	
Phasing	5-10 years	The site is currently in residential use.
Recommendation	The site is currently occupied by a number of mobile homes and, as such, is not considered to be suitable as a housing allocation.	
Not suitable		

SHLAA ID		481		Site Address		Land at Vauxhall House, Newport			
						<div></div> <div>© Crown copyright and database rights 2015 Ordnance Survey 100019694</div>			
Description of the site		The site is located on the western fringe of Newport outside the current development boundary. The site is a piece of open grassland with part of the site currently occupied by an existing dwelling. Moorfield Road and Longford Road define the boundaries to the east and north, respectively. Hedgerows and tree line parts of boundary. Based on available evidence, there appear to be no obvious constraints.							
PDL	Mixed								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing local centre services and facilities and secondary educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site contains a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	30 DpH	Site Size	2.0 ha	Net site area	80%	Approximate Yield	48
		Given the peripheral location and the size of site involved, a relatively lower density would be more appropriate. The site is fairly regular in shape and topography. No other permanent features appear to exist on site, subject to resolving the current access constraint. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. Some additional open space will also be required to meet the needs of residents. An site area allowance (20%) has therefore been applied.							
Phasing		5 -10 years		Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. Listed building would need to be taken into consideration when bringing forward development on the site.					

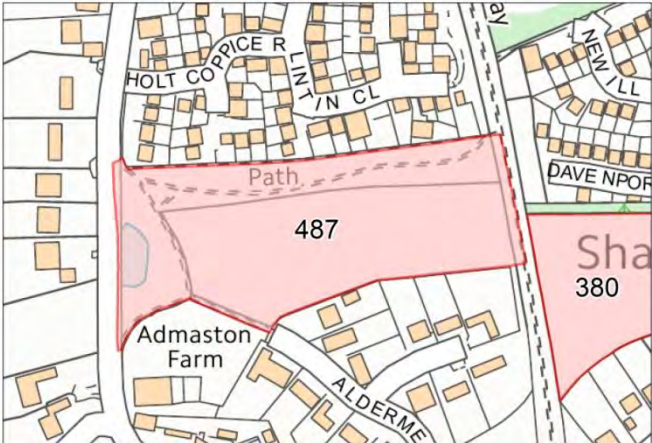
Recommendation	This is a large site located on the fringe of Newport. Development would result in the loss of Greenfield site and would extend the boundary into the countryside. The existing building on site creates difficulties regarding access to the site.
Not suitable	


SHLAA ID		485		Site Address		Land south of Beechfields Way, Newport			
									
Description of the site		The site is located between Beechfields Way and Islington Close, Newport. The site is outside the current development boundary. The Strine Brook runs nearby to the east of the site, with a drain that runs down the eastern edge of the site. A planning application (TWC/2014/0766) was submitted in August 2014 for 16 dwellings, but no formal decision issued at this time. Te site was also consulted on as part of the Proposed Housing and Employment Sites Document 2014.							
PDL	Green	No obvious site-specific constraints preventing delivery of development on this site.							
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing town centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site is greenfield land with the potential for a minor negative effect on townscape.							
Estimated Yield		Density	20 DpH	Site Size	1.0 ha	Net site area	90%	Approximate Yield	18
		Given the location and the character of the surrounding residential development (predominantly detached properties), a relatively lower density would ensure development would be in keeping with the character of the surroundings. The site is fairly regular in shape and topography. No other permanent features appear to exist on site, subject to resolving the current access constraint. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees, and also provision of some open space for local residents, that may result in some reduction in developable area. An allowance (10%) has therefore been applied.							

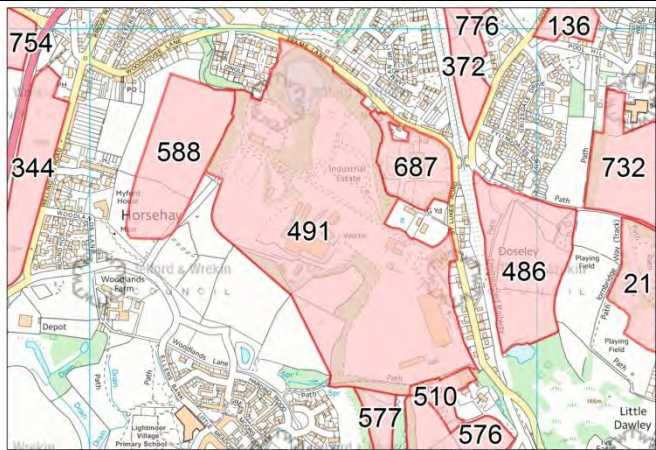
Phasing	0-5 years	There would appear to be little or no significant costs associated with bringing the site forward for development. Access would be required via Beechfields Way rather than via a separate access point.
Recommendation	There appear to be no obvious constraints that would prevent delivery of the site. However, the site is a greenfield located outside the current Newport development boundary. In addition, whilst not located in the flood zone areas, there is anecdotal evidence from local residents suggesting the site is prone to flood events.	
Not suitable		

SHLAA ID		486		Site Address		Land East of St Luke Road ,Dawley Hamlets			
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Description of the site		<ul style="list-style-type: none">• The site appears to be open green space that is currently unused.• The site is Brownfield land with a dismantled railway that runs along inside it.• This site appears to be narrow to the south and wider towards the north• The site appears to be located in a uneven area• The site is part of the green network ,mining consideration area, and buffer for landfill sites 250m• Located in Little Dawley.							
PDL	Brown								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape. The site is adjacent to a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	40 DpH	Site Size	5.679 ha	Net site area	75%	Approximate Yield	170
		The site is well located as it is only 521 yards away from the closest school and 746 yards away from employment opportunities. The site already exists within a local community which already has existing utilities and networks, this justifies the high density. The site will require access and removal of the trees which would be costly.							
Phasing		5 years		The site will require access and the removal of tree but this could be done without many constraints within 5 years. The development of the site could result in the loss of the green network, green space could be provided on site as a method					

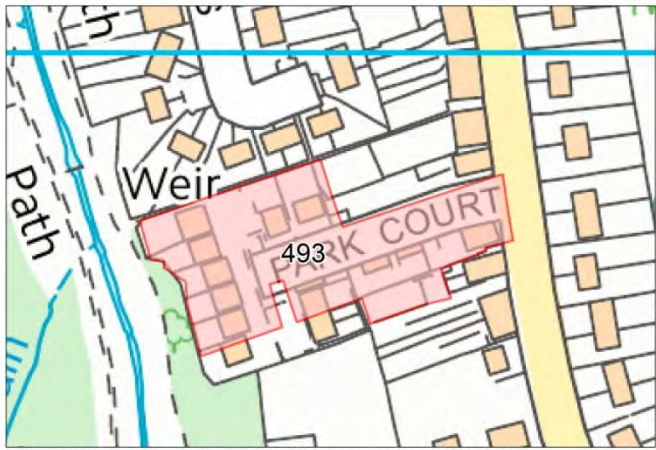
		of mitigation.
Recommendation	The site is located near an employment area which could provide employment for new residents. The site will have to mitigate for the loss of the green network by providing green space on site, however the site is still considered to have potential for development.	
Carried forward to the strategic fit stage		


SHLAA ID		487		Site Address		Land east of Bratton Road			
									
Description of the site		<ul style="list-style-type: none">• The site is currently green open space• The site is Greenfield• The site is elongated running between Bratton Road and the Silkin Way• The site is flat• Site access would be needed through the existing highway at Aldermead Close• The site is located within the urban area in between Bratton (to the north) and Admaston (to the south).							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains). The site is within reasonable walking distance to existing local centre services and facilities, educational facilities and strategic footpaths and cycle routes. Development could result in the loss of existing recreational ground, however there is alternative recreational space within 800m. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	35 DpH	Site Size	2.5 ha	Net site area	75%	Approximate Yield	66
		Site density has been determined by the location of the site is in keeping with surrounding low density development. Net site area has been determined by the size of the site and the likely need to provide facilities on site for example green open space.							
Phasing		0-5		The site is towards the edge of the urban area, low density development with access to facilities and services and good high connections.					
Recommendation		The site is towards the edge of the urban area, low density development with access to facilities and services and good high connections. Land was previously protected for the Admaston Bypass – consideration for further protection should also be given should other local development sites in the area come forward – especially urban extensions. However, in this location the site could have potential for development.							
Carried forward to the strategic fit stage									

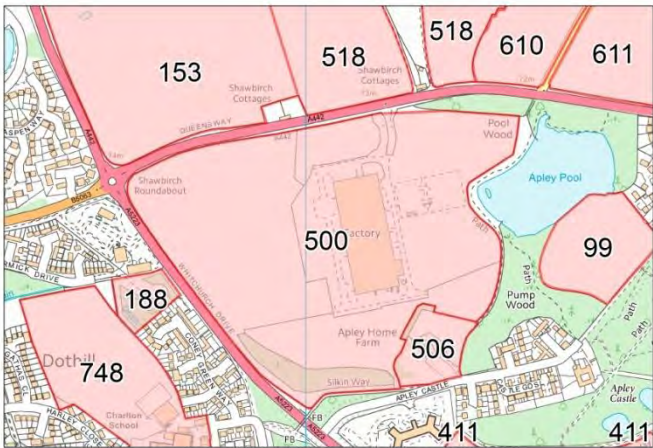
SHLAA ID		488		Site Address		Old Park 2, Park Lane Park			
									
Description of the site		The site of approximately 6.6 ha is regular shaped, functions as agricultural land and open space and classified as Brownfield as it is previously used for open cast mining. The site is fairly level and within close proximity to Telford Town Centre and a Retail Park. Being adjacent to a existing residential development, the site is in the Urban Area of Telford. Apart from the site being within a Mining Consideration Area are there no constraints.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities and educational facilities. The site is within reasonable walking distance to strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014)							
Estimated Yield		Density	30 DpH	Site Size	6.571 ha	Net site area	40%	Approximate Yield	78
		To match adjacent existing residential development, a density of 30 DpH is expected. Due to constraints as a result of previous uses of the site the net site area is reduced to 40%.							
Phasing		10-15 years		As this is large site it is likely to be delivered in the long term.					
Recommendation		As there are few constraints, this site is considered to have potential for development.							
Carried forward to the strategic fit stage									


SHLAA ID		491		Site Address		Former Johnstone Pipes Enstone Precast			
									
Description of the site		<ul style="list-style-type: none">What is the current use of the siteThe site is Brownfield landThe site is quite wide and angular in places.Topography of the land is steepThe site is a landfill site, it has mineshafts situated on it, with possible contamination issue.Located nearby residential area in Doseley and Horsehay.							
PDL	Brown								
Sustainability comments		<p>Development at the site could result in the loss of existing employment land (Industrial Estate). Given its size, the site could deliver a large amount of housing. Development may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and train) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however the site is predominantly previously developed land and development has the potential for minor positive effects on the townscape. The site is adjacent to two Listed Buildings and as such development requires sensitive and responsive design, mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	35 DpH	Site Size	25.381 ha	Net site area	75%	Approximate Yield	666
		<p>The site is an extensively industrial site which would require remediation work which can create a constraint to development. The site has mine shafts situated within it and the site has a landfill on it which justifies a 250m landfill buffer zone around the site.</p>							

Phasing	Delivered within 10 years	Due to the size of the site it would be up to 10 years to develop the site. The reason for this is possible contamination issues related to the site due to land fill and mineshafts.
Recommendation	Within this urban area this site has potential for housing development. Due to its previous uses there are a large amount of constraints that may require mitigation.	
Carried forward to the strategic fit stage		

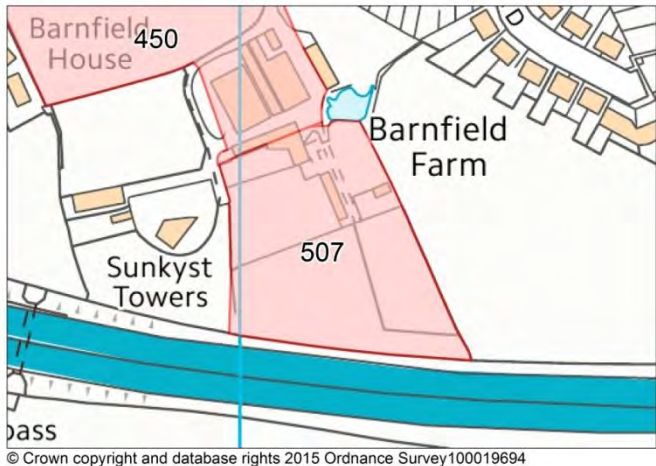
SHLAA ID	493	Site Address	Land off Hadley Park Road, Hadley						
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Description of the site		<ul style="list-style-type: none"> • Residential site • Rectangular shape site • Site is level, food zone 3 and tpo's. • Site is located in urban area. • Near to facilities etc 							
PDL	Brown								
Sustainability comments		<p>Development at this site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is adjacent to an area of flood risk, though mitigation provided through the Local Plan should ensure that there are no significant negative effects development should consider the prediction that the extent of the flood zone will increase as a result of climate change. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect.</p>							
Estimated Yield		Density	45 dph	Site Size	0.502 ha	Net site area	90%	Approximate Yield	20
		<p>A density of 45 dph is considered appropriate for this urban brownfield site. As the site is regular shaped and lacks site specific constraints the net site area is estimated at 90%.</p>							
Phasing		0-5 years		No significant constraints to delay development					
Recommendation		The site has already been developed.							

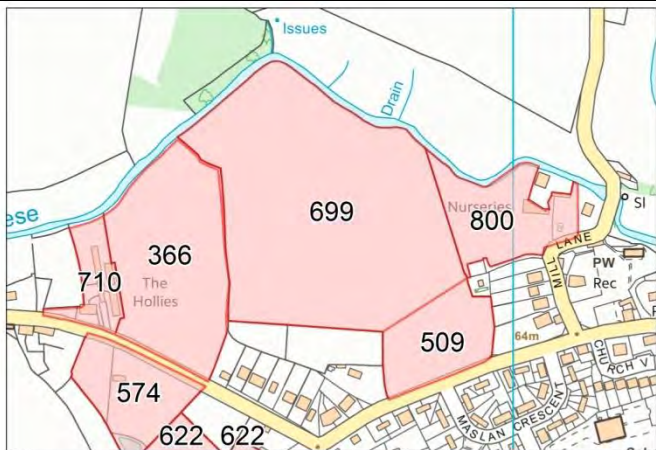
SHLAA ID		494		Site Address		Land north east of M54 Junction 7			
									
Description of the site		<ul style="list-style-type: none">• Site is greenfield, irregular shape.• Site is level and bound by trees and hedges.• Impact on junction and M54 – requires mitigation, needs an access, impact on landscape• Located in urban fringe/rural area. Site identified as high/medium sensitivity to housing, in AONB setting.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, and primary educational facilities. The site is within reasonable walking distance to secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects for new residents; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is greenfield land in a settlement that lies in the AONB setting.							
Estimated Yield		Density	30 DpH	Site Size	7.314 ha	Net site area	65%	Approximate Yield	142
		As the site is not connected to the urban area a density of 30 DpH is expected. Due to site specific constraints, the net site area is reduced to 65%.							
Phasing		0-5 years		No serious constraints to delay development.					
Recommendation		In this location there is potential for development, however it requires mitigation to address landscape and noise issues associated with the M54.							
Carried forward to the strategic fit stage									

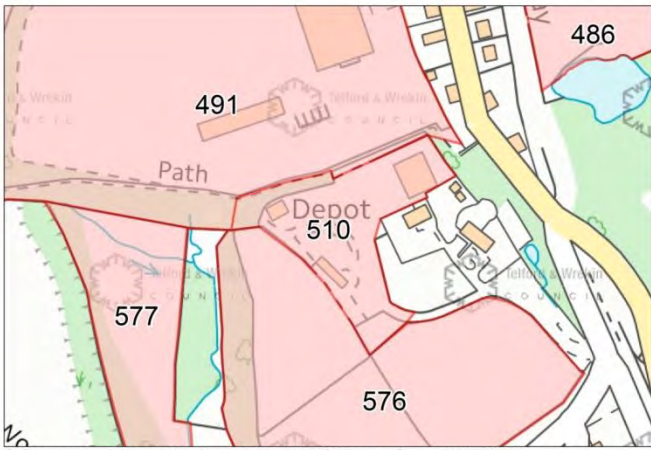
SHLAA ID		500		Site Address		Maxwell Expansion Land					
 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>											
Description of the site				<ul style="list-style-type: none">Some brownfield, however predominantly green field, existing employment site, however have relocatedSite is level and irregularImpact on highway							
PDL		Mixed									
Sustainability comments				<p>The site could deliver employment growth within a strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A442, the A5223, and at Shawbirch Roundabout.</p>							
Estimated Yield				Density	35 DpH	Site Size	24.038 ha	Net site area	75%	Approximate Yield	630
				<p>As the site is located in the urban area and well connected, a density of 35 DpH could be delivered. As there area little constraints a net site area of 75% is justified for a site of this size.</p>							
Phasing				5-10 years		Some demolition and highway work may delay development					
Recommendation				As there are few constraints this could have potential for development.							
Carried forward to the strategic fit stage											

SHLAA ID		506		Site Address		Apley Home Farm			
									
Description of the site		<ul style="list-style-type: none">Existing grassland, existing building on siteSite is a rectangular shape with an irregular section.Constraints are adjacent heritage asset, existing trees and protected trees, Pump wood and footpaths. Impact on highway.In urban area							
PDL	Green/ Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes. Development could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains areas of previously developed land, however as it is predominantly greenfield land within the urban area development has the potential for minor negative effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.							
Estimated Yield		Density	40 DpH	Site Size	1.432 ha	Net site area	85%	Approximate Yield	48
		For a smaller site in the urban area, a density of 40 DpH is justified. The net site area has been reduced to 85% to mitigate constraints.							
Phasing		0-5 years		No significant issues that would delay development					
Recommendation		As there are no major issues this site is considered to have potential for development.							
Carried forward to the strategic fit stage									


SHLAA ID	507	Site Address	Land at Barnfield Farm					
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Description of the site		<ul style="list-style-type: none">Existing farm and farm buildings, greenfield.Site is levelSite is square shapedConstraints are proximity to M54, adjacent water feature, impact on Holyhead Road in light of new residential scheme. Access would require mitigation. Impact on landscape. Mineral consideration area.Site is urban fringe, Wellington.							
PDL	Green								
Sustainability comments		Development could result in the loss of existing employment land. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no negative effects on new residents. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Development could regenerate a small area of previously developed land.							
Estimated Yield		Density	35 DpH	Site Size	1.258 ha	Net site area	85%	Approximate Yield	47
		As the site is located in the urban fringe, a density of 35 DpH is expected. The net site area is reduced to 85% to mitigate constraints.							
Phasing		0-5 years		No significant constraints that would delay deliverability.					
Recommendation		In this location, the site has potential for development, however some highway mitigation maybe required.							
Carried forward to the strategic fit stage									

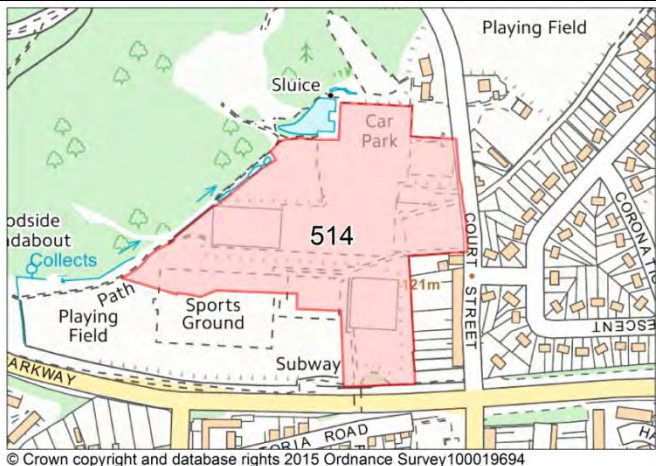
SHLAA ID		509		Site Address		Opposite Tibberton Shop, Tibberton			
									
Description of the site		<p>The site is located on the edge of Tibberton village. The site is currently grassland and is bounded by hedgerows fronting the highway where access would be proposed. Existing properties border east and west, whilst the northern boundary is not defined by any existing structures. The topography is predominantly flat with views into the countryside beyond. Based on available evidence, there are no obvious site-specific constraints to development.</p>							
PDL	Green								
Sustainability comments		<p>There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing primary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	25 DpH	Site Size	1.05 ha	Net site area	90%	Approximate Yield	22
		<p>Given the location and the character of the surrounding residential development (predominantly lower density dwellings), a relatively lower density would ensure development would be in keeping with the character of the surroundings.</p> <p>The site is fairly regular in shape and topography. No other permanent features appear to exist on site. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.</p>							
Phasing		0- 5 years		There would appear to be little or no significant costs associated with bringing the site forward for development.					
Recommendation		<p>On the basis of current evidence there does not appear to be any site-specific constraints that would prevent development. However, development would result in the loss of a relatively large greenfield site in a rural location, which would impact on the character of this part of Tibberton.</p>							
Not suitable									

SHLAA ID	510	Site Address	Transport Depot off Hollywell Lane						
									
Description of the site		<ul style="list-style-type: none"> • Currently this site is a company haulage depot • This site is considered as Brownfield land. • The site is 'L' shaped and measures 0.8 hectares. • Topography of the site and the building around it seem to vary due to building being situated a different level. • Due to the site currently being used as a haulage depot at the moment there is a possibility this site might have some contamination issues. Other minor issues that the site has are that it is located within 250m landfill buffer and a mining consideration area. • A feature that may hinder development is due to the access being limited on site. • The site has previous planning permission for dwelling to be built on it. • The site is located on the urban area adjacent to Little Dawley 							
PDL	Brown								
Sustainability comments		<p>Development at the site could result in the loss of existing employment land (Depot). Development may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however the site is predominantly previously developed land with the potential for minor positive effects on the townscape.</p>							
Estimated Yield		Density	35 DpH	Site Size	0.847 ha	Net site area	90%	Approximate Yield	26
		<p>The reason why this site has been given a high density is due to it being located near a residential area with employment opportunities, recreational areas and schools being close by.</p>							

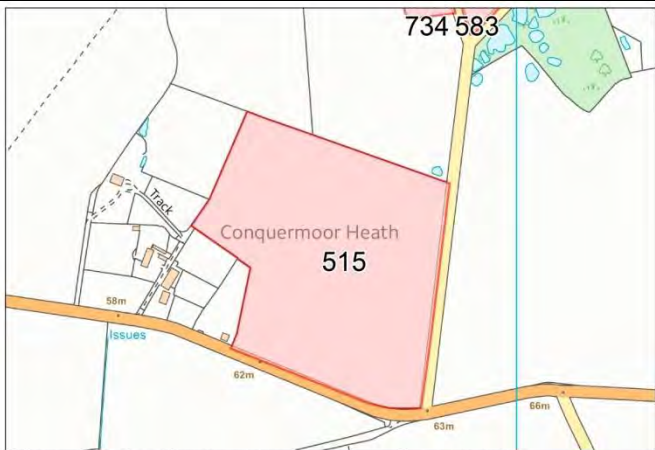
	The site had minimal constraints that could affect the site from achieving a suitable housing scheme; this is the reason for the high net site area.	
Phasing	Within 5 years	The size of the site is relatively small and could be easily achieved within 5 years .Thing that should be considered while developing the site is contamination issue and the possibility of mines being located within the site boundary.
Recommendation	I would consider this site has potential as it has previous planning permission granted for a similar scheme which suggests that previous applications have thought this site is viable. Access and remediation issues on the site need to be mitigated before development could be delivered.	
Carried forward to the strategic fit stage		


SHLAA ID		511		Site Address		Land off Station Road, Wellington			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for commercial purposes (growing turf)• The site is Greenfield• The site is regular shape• The site is flat• Site access would be off Station Rd Admaston and may require additional third party land to mitigate any constraints• The site is located outside the urban boundary on the edge of Admaston							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land.</p>							
Estimated Yield		Density	25 DpH	Site Size	10.3 ha	Net site area	75%	Approximate Yield	192
		<p>Site density has been determined by its location outside the urban area and the lack of good levels of access to a wide range of services and facilities. The site is remote from the urban area and which would prevent higher density development.</p> <p>Net site area has been determined by the size of the site and the likely need to provide facilities and services on site.</p>							
Phasing		10-15		This is a large site outside the urban area.					
Recommendation		The site is outside the urban area and would have a significant impact on the traffic flows through Admaston Village. Mitigation measures would be required especially highways to help bring this site forward.							
Carried forward to the strategic fit stage									

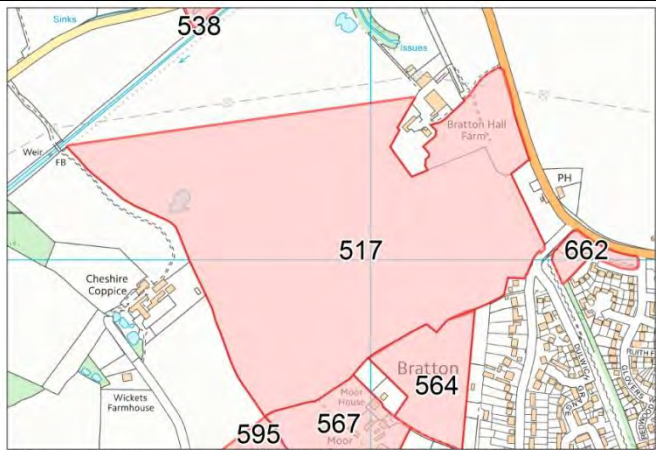
SHLAA ID	512	Site Address	195 Holyhead Road, Wellington						
									
Description of the site		<ul style="list-style-type: none"> Greenfield, with single dwelling on site. Site is a rectangular shape, that is level. Constraints are existing trees, neighbouring properties in terms of amenity layout, and access/impact on Holyhead Road. Site is located in Urban area, near to Wellington Market Town. 							
PDL	Green/Brown								
Sustainability comments		<p>The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and secondary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); development could regenerate an area of previously developed land, however as the site is predominantly greenfield land, development has the potential for a minor negative effect on townscape.</p>							
Estimated Yield		Density	30DpH	Site Size	0.506 ha	Net site area	50%	Approximate Yield	7
		<p>Due to the nature of surrounding development a low yield is expected. The density and net site area have been reduced to support this.</p>							
Phasing		0-5 years		No delay to be deliverability is likely					
Recommendation		The site has no major constraints and is therefore considered to have potential for development.							
Carried forward to the strategic fit stage									

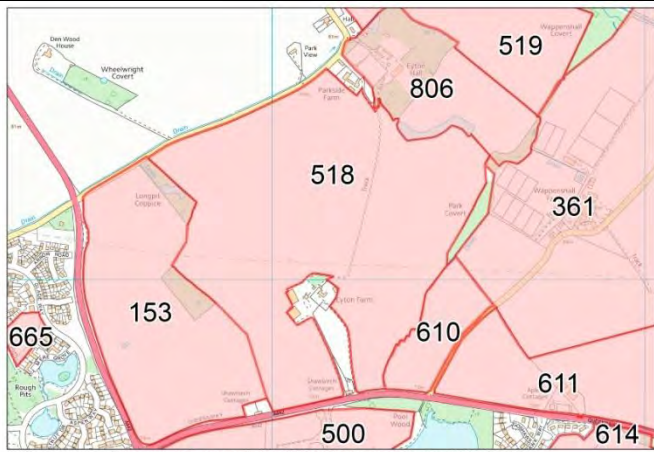
SHLAA ID		514		Site Address		Madeley Academy			
									
Description of the site		The site is located in the Urban Area of Telford, a short walk from Madeley District Centre. The site is 3.8 ha, regular shaped and fairly level. It has previously located a school, which has been demolished. Directly southwest of the site have a supermarket and fast food chain restaurant recently been developed. Adjacent to the east is a Wildlife Site and proposed Local Nature Reserve. Adjacent to the south is a Conservation Area and World heritage Site. The site falls within a Mining Consideration Area and a 250m buffer of a Landfill Site.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however, there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of a small area of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as the site is predominantly previously developed land development has the potential for minor positive effects on the townscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	40 DpH	Site Size	3.809 ha	Net site area	75%	Approximate Yield	105
		As the site is located in close proximity to a District Centre, a density of 40 DpH is expected. Due to the regular shape and minimum constraints a net site area of 75% is justified for a site of this size.							

Phasing	5-10 years	Due to the size of the site, it is expected to be delivered in the medium-long term.
Recommendation	As there are no major constraints for this site to come forward, it is considered to have potential for development.	
Carried forward to the strategic fit stage		

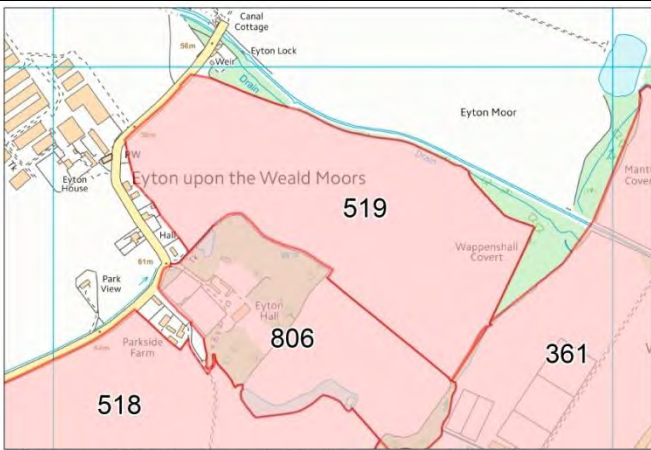
SHLAA ID		515		Site Address		Land south-west of Tibberton			
									
Description of the site		The site is situated to the south of Tibberton village, outside the existing built-up area. The site is currently used for agricultural purposes and, as such, is greenfield. The aspect is open in nature on all sides, with low hedges bordering much of the site. The topography is predominantly flat. No obvious site-specific constraints are evident.							
PDL	Green								
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	20 DpH	Site Size	9.0 ha	Net site area	75%	Approximate Yield	135
		Given the relatively isolated location and the scale nature of the site, an appropriate density would be in the low range.							
		The site is fairly regular in shape and topography. No other permanent features appear to exist on site, subject to resolving the current access constraint. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. Some additional open space will also be required to meet the needs of residents. An site area allowance (25%) has therefore been applied.							
Phasing		10+ years		Large site located away from the main settlement of Tibberton, would require significant work to accommodate residential development on the site.					
Recommendation		This is an isolated site within the open countryside. The sustainability of this site for residential use is questionable.							
Not suitable									

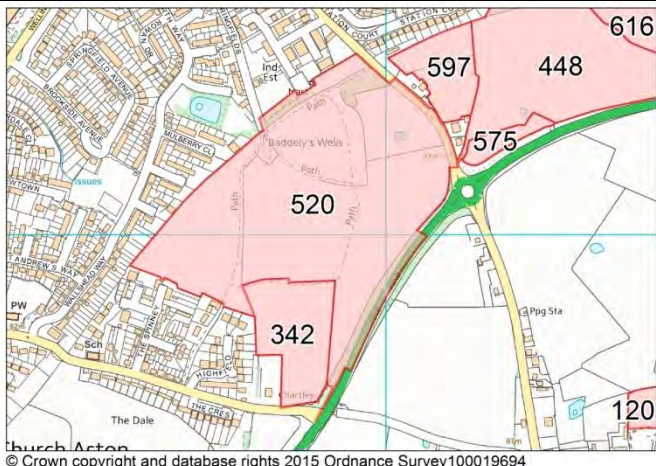
SHLAA ID		516		Site Address		Land at Tibberton			
									
Description of the site		The site is situated outside Tibberton village, and forms part of large parcel of agricultural land that extend further to the east. As such, the site is greenfield. Part of the site envelopes a number of existing properties that front the adjacent highway.							
PDL	Green								
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	20 DpH	Site Size	1.7 ha	Net site area	80%	Approximate Yield	27
		Given the relatively isolated location, an appropriate density would be in the low range. The site is relatively small irregular in shape. No permanent features appear to exist on site. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. Due to this allowance and irregular shape the net site area is reduced with 20%.							
Phasing		5 -10 years		Greenfield site located outside Tibberton, however adjacent to residential properties. The cost of connecting the site to infrastructure and utilities could be high in order to bring the site forward.					
Recommendation		The site is considered to have potential as there are no major site specific constraints. As the site is located isolated from the village distant from services and facilities its viability and deliverability is effected.							
Carried forward to the strategic fit stage									

SHLAA ID		517		Site Address		Land at Bratton			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• Is it Greenfield/brownfield a portion of the Market Drayton / Wellington railway ran through the site• The site has regular boundaries to the north, west and south with an irregular boundary to the east of the site• The site is flat• There are no significant constraints to development other than the need to accommodate highway access which is likely to be off the B5063 and the need to consider the potential for reuse / interpretation of the old railway line.• The site is located outside the urban area to the north of Bratton and to the west of the B5063							
PDL	Green/ Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing strategic footpaths and cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).							
Estimated Yield		Density	25 DpH	Site Size	27.6 ha	Net site area	75%	Approximate Yield	517
		Site density has been determined by the location of the site outside the urban boundary and the lack of accessibility to services, facilities and public transport opportunities. Net site area has been determined by the large size of the site and the need to provide facilities and services onsite to increase its sustainability.							
Phasing		10-15		The size of the site and its location have influenced delivery.					
Recommendation		Should the need to extend beyond the urban boundary be required the site could have potential for development, be it that it is distant from existing services and that development would result in the loss of high quality landscapes.							
Carried forward to the strategic fit stage									

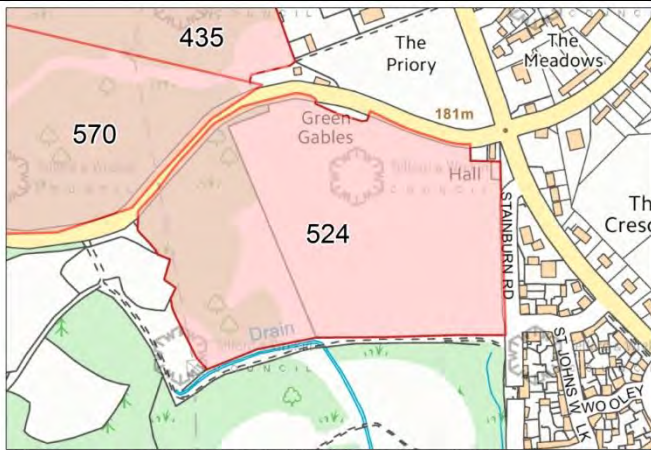
SHLAA ID		518		Site Address		Land off A442 and north of Eyton Farm			
									
Description of the site						<ul style="list-style-type: none">• Site is greenfield, employment land for agriculture• Site is irregular and level• Site features trees, impact on highway to consider, bound by hedgerow, impact on landscape, narrow track runs through site, Eyton Farm in the middle of site.• Located on urban fringe			
PDL	Green								
Sustainability comments						<p>Development at the site could result in the loss of existing employment land (Eyton Farm). Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. Any increased traffic as a result of development may negatively affect traffic constraints along the A442. Development at the site could regenerate a small area of previously developed land.</p>			
Estimated Yield		Density	30 DpH	Site Size	46.787 ha	Net site area	65%	Approximate Yield	912
		As the site is located in the urban fringe a density of 30 DpH is expected. Net site area has been reduced to address site shape, highway, existing farm and trees.							
Phasing		5-10 years		Size of site and highway mitigation works may delay deliverability somewhat.					

Recommendation	As a site on the edge of the urban area it is considered the site could have potential for development. However as the site is beyond reasonable walking distance to most services, public transport modes and facilities, this would require addressing. The impact of the site on the landscape would also need addressing and therefore could hamper any scheme.
Carried forward to the strategic fit stage	


SHLAA ID		519		Site Address		Land at Eyton upon the Weald Moors			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		<ul style="list-style-type: none">• Site is greenfield with several trees.• Site is level• 40/50% site within flood zones 2 and 3, brook runs along the north easterly side of the site. Highway and landscape impacts.• Site is located within rural area							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high sensitivity to housing development. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2, the site also contains Grade 3b).							
Estimated Yield		Density	25 DpH	Site Size	18.704 ha	Net site area	45%	Approximate Yield	210
		The site is rural which justifies a density of 25 DpH. The net site area is reduced to address trees, shape of site, brook and flood risk areas.							
Phasing		0-5 years		If all of site was developed to include flood risk mitigation site could potentially deliver more housing and take longer to provide.					
Recommendation		Unsuitable – site requires flood risk, highway and landscape impact mitigation. Access may be difficult.							
Not suitable									

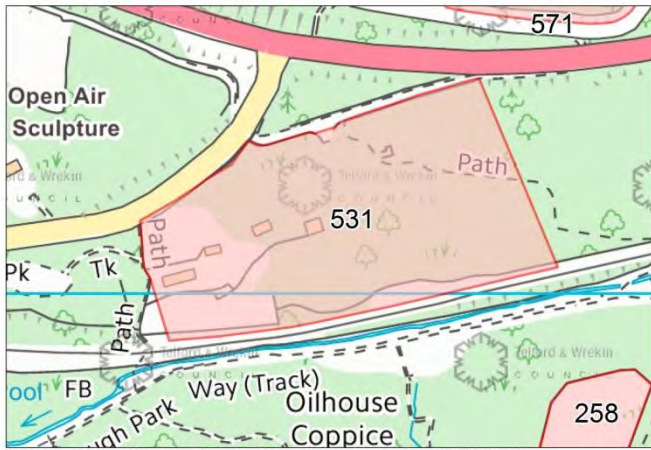
SHLAA ID		520		Site Address		Gateway site to the south of Newport			
									
Description of the site		The site is located on the south eastern fringe of Newport. The site incorporates two parcels of land; firstly, an area of previously-developed land comprising two commercial buildings and hardstanding; and secondly, an area of open land comprising grassland and more wooded areas. The site is part of a larger planning application (TWC/2011/0871) which has an outline consent, approved in December 2013. The consent has, however, not yet been fully discharged. The southern part of the site is also currently designated for employment use in the Wrekin Local Plan. (link to site 448)							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and strategic cycle routes. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	35 DpH	Site Size	16.1 ha	Net site area	65%	Approximate Yield	315
		Given the peripheral location and the size of site involved, a relatively lower density would be more appropriate.							
		The site is fairly regular in shape and topography. Due to the nature of the site and the need to retain some employment use, as well provide other uses for local residents i.e. open space. A site area allowance (35%) has therefore been applied to take account of this.							
Phasing		0-5 years		Subject to approval of a reserved matters application, the site can be progressed. Site clearance and preparation also need to factored in, as well as ensuring appropriate delivery					

		of any associated land uses. Some delivery could therefore be expected towards the back end of the early phase.
Recommendation	This site has the benefit of planning application and, as such, is considered deliverable, subject to progressing the site through the planning process.	
Carried forward to the strategic fit stage	Whilst development will result on the loss of a greenfield site, the overall sustainability effects are considered broadly neutral.	

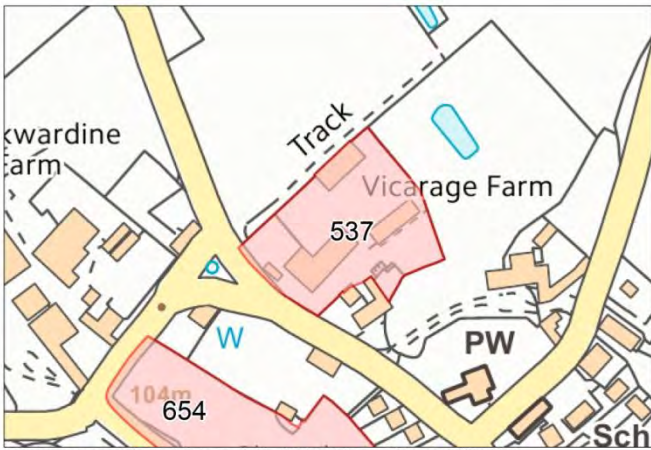
SHLAA ID		524		Site Address		Land adjacent to Wellington Road			
									
Description of the site		<ul style="list-style-type: none">Several mineshafts are located within the site boundary. Due to its mining istory the site is brownfield.The site is 5.9 hectares in size.Viewing the site it appears to be uneven with trees and bushes surrounding the site boundary. On the left side of the site there appears to be a collection of broad leaf woodland and shrubs. The site has been manipulated by its mining past and the sites height seems to vary in height.The constraints to the development are the presence of mineshafts being located within the site boundary; it can create issues regarding instability and remediation. The site also has electric cables running through the site which make developing the site difficult.This site is located on the edge of an urban area which is the new village of Lawley.							
PDL	Brown								
Sustainability comments		Development may hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land. The site is opposite a Listed Building, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	35 DpH	Site Size	5.903 ha	Net site area	75%	Approximate Yield	154
		Due to size and conventional shape of the site it the density for the site being 35 seemed to be a suitable choice due to the site being located on the edge of Lawley. The site does offer good infrastructure such schools, recreational spaces and local centres in close proximity which can be reached by public transport or walking.							

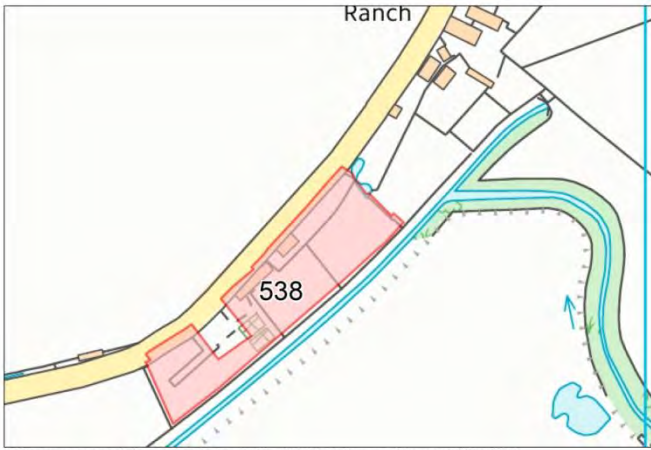
Phasing	Over 5 years	Due to the size of the site there is a possibility that the site may have to be phased. The site has the constraint of the 4 mineshafts being located on the site which will have be stabilised before development can commence.
Recommendation	The site is considered to have potential for development. Constraints as a result of the mining history of the site would need mitigating.	
Carried forward to the strategic fit stage		

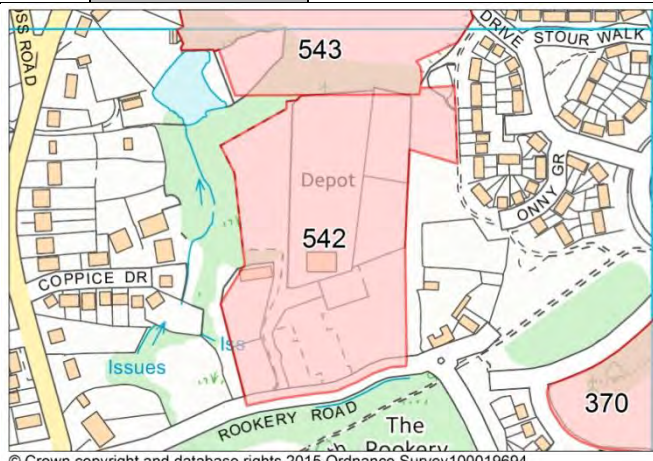
SHLAA ID		525		Site Address		88-102 Potters Bank, Ketley			
		 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>							
Description of the site		<ul style="list-style-type: none">Site is residential and grassland.Site is irregular shape. Site slopes upwards in a north to south direction.Constraints – 50% of site within landfill, existing trees, highway/access impact.Site within Wellington Market Town, near facilities and services.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities and strategic cycle routes. The site is beyond reasonable walking distance to train services and strategic footpaths. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	35	Site Size	0.64	Net site area	50%	Approximate Yield	11
		The site is located in the urban area which justifies a density of 35 DpH. Net site area has been reduced to 50% to address shape of site, levels and landfill.							
Phasing		0-5 years		No major constraints to develop potentially half the site.					
Recommendation		Unsuitable, could accommodate a small number of dwellings however landfill and levels could make the site unviable. On the level, non landfilled part there is only the potential for 2-4 dwellings on site.							
Not suitable									

SHLAA ID	531	Site Address	Cherry Tree Hill
			
Description of the site		<ul style="list-style-type: none"> The Cherry Hill site is currently used as a wildlife site and based in the green network. The site is brownfield land due to it being based in a mining consideration area, even though the site does not have any mine shafts on it other sites located around it do. The shape is a conventional rectangular shape and measures 3.08 hectares. The topography of the site appears uneven and rolling compared to other sites locally. The constraints to development on this site include it being located in the green network, being designated as a wildlife site, a number of TPO trees being located on the site and being located in a mining consideration area. The site is based in the urban area of Lightmoor and is a very green and natural site due to it being designated as a wildlife site. 	
PDL	Brown		
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site contains part of a Local Wildlife Site, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); development could regenerate an area of previously developed land, however as the site is predominantly greenfield land it is considered to have the potential for a minor negative effect on the landscape. The site lies partially within but predominantly adjacent to a Conservation Area and World Heritage Site, mitigation provided through the Local Plan should ensure that there are no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise. The southern border of</p>	

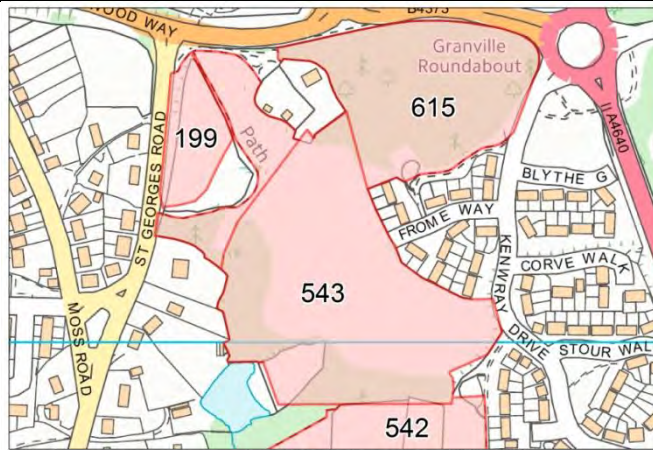
	the site lies partially within Flood Risks Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. It is recognised that if development were to avoid this border or included an appropriate buffer then the significance of these effects could be reduced.							
Estimated Yield	Density	35	Site Size	3.089	Net site area	75%	Approximate Yield	81
	This site has a few constraints that will hold development from being built on it, the main things to consider is the site is a wildlife site and is considered irreplaceable. Removing the site will break the ecological network in the area this is the reason why in have given the density is at the lowest range. The site being located by a mining consideration area suggests the land will have instability and contamination issues. This justifies a net site area of 75%.							
Phasing	10 years		The site has a few constraints which makes it difficult to mitigate for each one. As the site is located in an urban area it is difficult to mitigate for wildlife and that the site has stability issues makes the site appear of a threat.					
Recommendation	The site presents ecological qualities which if were removed for development it would be difficult to replace or mitigate for their loss.							
Not suitable								


SHLAA ID	537	Site Address	Land adj Vicarage Farm, Wrockwardine						
									
Description of the site		<ul style="list-style-type: none"> The site is brownfield, it contains redundant farm buildings The site is regular shaped The site is flat The site lies within a conservation area and is adjacent to listed buildings The site is located within the village of Wrockwardine 							
PDL	Brown								
Sustainability comments		<p>Development at the site could result in the loss of existing employment land (Vicarage Farm). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing quality public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape. The site lies within a Conservation Area and is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	25 DpH	Site Size	0.65 ha	Net site area	80%	Approximate Yield	13
		<p>Site density has been determined by the rural location of the site and the lack of access to services, facilities and public transport .</p> <p>Net site area has been determined by the need to provide a buffer between the site and rural area to mitigate the visual impact of the site.</p>							
Phasing		0-5 years		The site is PDL in the rural area and some mitigation may be required for potential land contamination from farming uses.					
Recommendation		The site is PDL and provides an opportunity for development within a rural settlement.							
Carried forward to the strategic fit stage									

SHLAA ID	538	Site Address	Land adj Rose Cottage						
									
Description of the site		<ul style="list-style-type: none"> The site is currently used as private gardens, green space and commercial activities. Is predominantly Greenfield with some brownfield . The site is elongated but with a small chunk missed out adjacent to the road. The site is flat . The shape of the site would constrain development as well as consideration of existing uses. The site is isolated and to the north of Bratton. 							
PDL	Green/ Brown								
Sustainability comments		<p>There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	25 DpH	Site Size	0.86 ha	Net site area	80%	Approximate Yield	17
		<p>Site density has been determined by the isolated rural nature of the site, the lack of facilities and services and the lack of public transport opportunities to the site.</p> <p>The net site area has been determined by the size and shape of the site.</p>							
Phasing		10-15	The isolated location and lack of local facilities will hamper the sustainability of the site						
Recommendation		The site is not considered suitable for development due to its isolated location.							
Not suitable									

SHLAA ID		542		Site Address		Land at Rookery Road, Oakengates			
									
Description of the site		The site is in existing commercial usage, within the urban area. Current occupiers include a car salvage yard and building supplies yard. The site is mostly surrounded by green space, to the south of the site there is a county wildlife site. The site is accessible via Rookery Road to the south which is a narrow road. The western part of the site includes areas with protected trees on (TPOs). Before its current usage the site was used for mineral extraction and therefore has numerous historic mineshafts covering the site. As part of these operations, parts of the site also have historic land fill covering them.							
PDL	Brown								
Sustainability comments		Development at the site could result in the loss of existing employment land. Development at the site may hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing bus services, secondary educational facilities and strategic cycle routes. The site is adjacent to a Local Wildlife Site, though mitigation provided through the Local Plan should ensure that there are no significant negative effects, there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of small areas of green infrastructure partially connected to the green network, should development avoid these small areas on site then the significance of the effect could be reduced. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate previously developed land and improve the townscape.							
Estimated Yield		Density	35 DpH	Site Size	3.725 ha	Net site area	70%	Approximate Yield	91
		The site is within the urban area, however is not in close proximity to a centre, therefore a density of 35 is considered appropriate. With the site having a number of issues around mineshafts, TPO's and landfill, the net site area of the site is low. This could also address issues over improvements to the access.							
Phasing		10-15 years		Due to issues over it mining and landfill constraints that need addressing, and the fact the site is still in use, it is considered that the site could not come forward until later in the plan.					

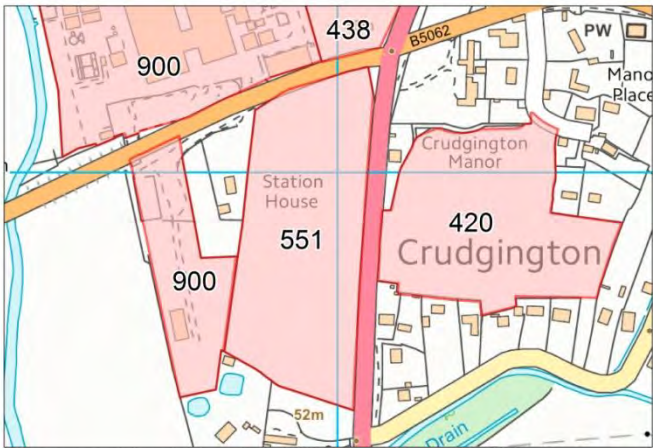
Recommendation	Due top the site having a number of constraints on it which will affect its viability. Also the access to the site is constrained. The allocation of the site would mean a loss of employment land. Therefore the site is unlikely to be considered appropriate for allocation within the plan.
Not suitable	

SHLAA ID		543		Site Address		Land Off Frome Way			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		The site is currently grassland to the west of residential development at Frome Way. The site has previously been used as part of mining in the area and has a few historic mineshafts on the site. The western part of the site is tree lined. To the south there is a industrial estate. The only potential access to the site is via Frome Way unless development can be combined with other sites. The site has the benefit of outline planning permission with a reserved matters application currently under review.							
PDL	Brown								
Sustainability comments		Development at the site may hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing bus services, secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	30 DpH	Site Size	3.813 ha	Net site area	70%	Approximate Yield	80
		The site is within the urban area and in close proximity to existing residential development. The site is some distance from the nearest centre with only one access point. Therefore a density of 30 is considered appropriate for the site. The site has a number of constraints including mineshafts and the access, therefore it is considered that the site will have a lower net site area. The approximate yield is similar to the existing planning applications.							
Phasing		0-5 years		The site benefits from planning permission and therefore could be delivered early in the plan period.					
Recommendation		As a brownfield site within the urban area with relatively few constraints, it is considered the site could be have potential for development. As such the site already benefits from planning consent.							
Carried forward to the strategic fit stage									


SHLAA ID		548		Site Address		Land adjacent to Arlestone Manor			
									
Description of the site		<ul style="list-style-type: none">• The site is green open space next to Arelston Manor.• The site is Greenfield and is within the green network• The site is a long thin strip and is square to right of the site.• Topography of the land is flat• The site is in the green network and in located within a mining consideration area.• The site is located within Ketley							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no negative effects on new residents. Development at the site could result in the loss of green infrastructure within the Green Network. The site has been identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, as the site greenfield land within the urban area it is considered to have the potential for a minor negative effect on townscape. The site is adjacent to a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	35 DpH	Site Size	0.815 ha	Net site area	75%	Approximate Yield	21
		The site is located in an already built up residential area with a college, school, recreation ground, football grounds and local centre within close proximity. The site has a few minor constraints such as being in a mining consideration area and the green network; these constraints are minor and should affect the development of the site. The site is located by the M54 ,however a buffer can be created to create a noise barrier and there are already dwellings located nearby within close proximity of the M54.							

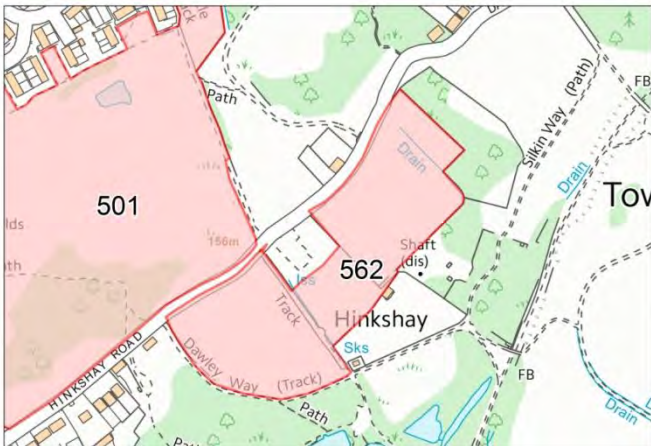
Phasing	5 years	The site is quite narrow and should not take long to develop; the constraints presented are minor and should not affect the amount of dwellings on the site.
Recommendation	The site is located by a residential area with existing facilities such as recreational, retail and educational and therefore the site could have potential for development. The site is located within the green network which would require mitigation by providing green space on site. A buffer to the M54 is also needed.	
Carried forward to the strategic fit stage		

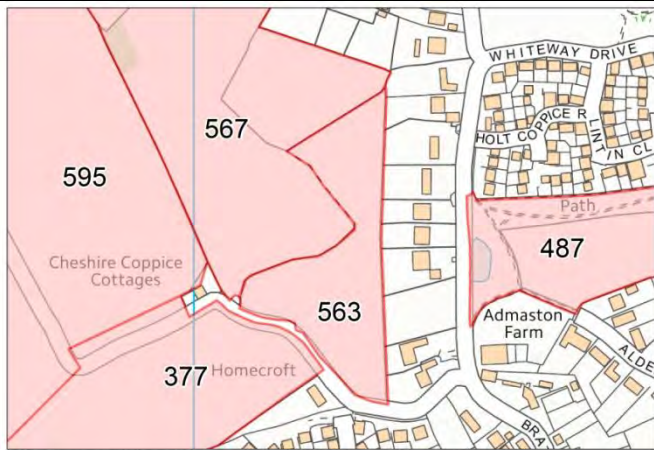
SHLAA ID	549	Site Address	Ketley Business Park, Ketley						
<p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>									
Description of the site		<ul style="list-style-type: none"> • Site is employment site – Ketley Business Park • Site is brownfield • Site is rectangular shaped with irregular • Constraints: employments use, potential ground issues, highway impacts, minshafts • Site is located within urban area near local centre, services and facilities. 							
PDL	Brown								
Sustainability comments		<p>Development at this site could result in the loss of an existing employment area; Ketley Business Park. Development at the site could also hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is beyond reasonable walking distance to train services and primary educational facilities. The site is predominantly previously developed land, though development could lead to the loss of green infrastructure partially within the green network, given the size of the area that falls within the green network, the effect is only considered to be minor. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate previously developed land within the urban area, promoting the efficient use of land with the potential to improve the townscape.</p>							
Estimated Yield		Density	40 DpH	Site Size	4.336 ha	Net site area	65%	Approximate Yield	112
		<p>The site is located in the urban area near a centre and services which justifies a density of 40 DpH. Net site area has been reduced to address minshafts and the shape of the site.</p>							
Phasing		0-5years		<p>Site requires significant work, removal/loss of employment site, ground investigation works and highway mitigation.</p>					
Recommendation		<p>Unsuitable – unviable by reason of mitigation and employment use</p>							
Not suitable									

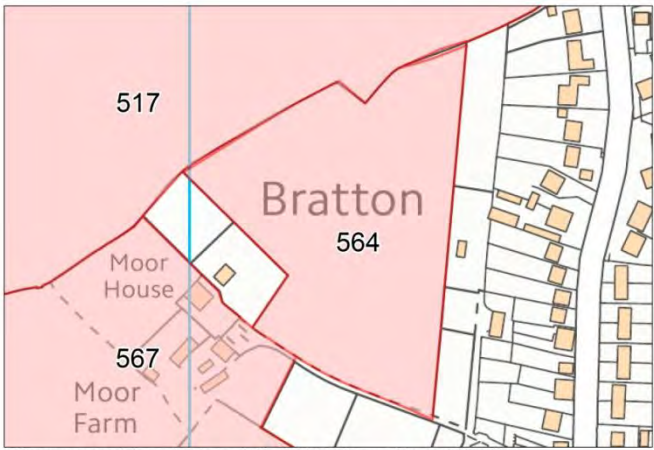
SHLAA ID		551		Site Address		Fields surrounding Crudgington Manor - west			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• The site is Greenfield• The site is regular shaped and elongated running north to south from the B5062							
PDL	Green	<ul style="list-style-type: none">• The site is flat• Crudgington Cross Roads is a known traffic issue and additional pedestrian and vehicle traffic would require mitigation measures such as controlled crossings etc...• The site is to the west of Crudgington Village across the A442							
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	25 DpH	Site Size	2.97 ha	Net site area	75%	Approximate Yield	55
		Site density has been determined by rural location of the site adjacent to Crudgington, the lack of regular public transport provision and the lack of services and facilities in the village. Net site area has been determined by the size of the site and the need to provide facilities on site to meet residents needs.							
Phasing		10-15		The size of the site, the location and the need to mitigate Crudgington Cross Roads					

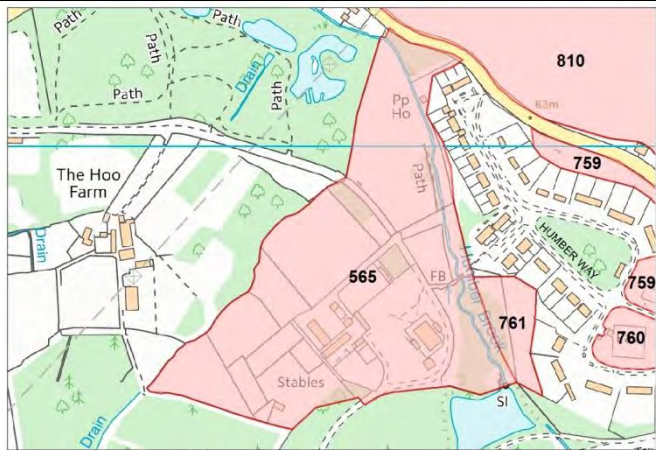
Recommendation	Provided Crudgington Cross Roads can be adequately mitigated and access arrangements on the constrained highway network can be sorted out this site could have potential for development.
Carried forward to the strategic fit stage	

SHLAA ID		560		Site Address		Former Woodlands School, Adjacent Mound Way/Ironbridge Road, Madeley			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		<ul style="list-style-type: none">• The site was previously a school and• The site is 2.93 hectares and is Brownfield land.• The site is slightly curved and had a square shape.• Topography is flat.• The site is within a mining consideration area; it is within the green network and has TPO trees within the site boundary.• The site is located within the urban area of Madeley.							
PDL	Brown								
Sustainability comments		Development could result in the loss of existing educational facilities that also provide local employment opportunities. Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains an area of previously developed land, however it is predominantly greenfield land within the urban area with the potential for a minor negative effect on townscape.							
Estimated Yield		Density	45 DpH	Site Size	2.93 ha	Net site area	75%	Approximate Yield	99
		The site is situated within the heart of a residential area with a primary school and high school within close proximity. A local centre is easily within walking distance to the north of the site and already supports the existing community that lives within the area.							
Phasing		With 5 years		The site is has minor constraints that needs to be considered as part of the development process. The site could possibly mitigate for the loss of land that belongs to the green network as part of the development.					
Recommendation		The site is considered to have potential for housing, as such the site was giving planning permission for 101 dwelling in March 2015 (TWC/2014/1124).							
Carried forward to the strategic fit stage									

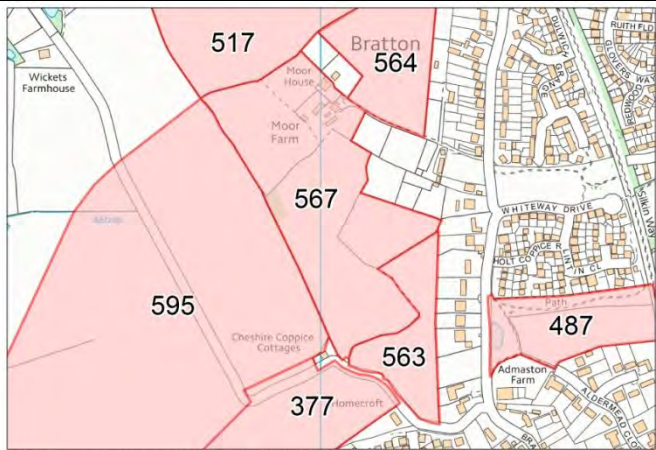
SHLAA ID		562		Site Address		East of Hinkshay Road				
 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>										
Description of the site			The site of 4.5 ha is located in Telford Urban Area, west of Telford Town Park and adjacent to a pub. It currently functions as open green space and is classified as Brownfield land. It is regular shaped, mostly stretching along Hinkshay Road. A District, Local and Town Centre are located in less than 1 km from the site. It falls within a 250 buffer of a landfill site, is within a Mining Consideration Area and locates a mineshaft. Adjacent are a Local Nature Reserve and Wildlife Site.							
PDL		Brown								
Sustainability comments			Development may hinder the future access to and use of mineral resources, though it is recognised that if development were to avoid this small area then the significance of the negative effects could be reduced. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic cycle routes. The site is within reasonable walking distance to secondary educational facilities, strategic footpaths and recreational space. The site is adjacent to a Local Nature Reserve and Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high sensitivity to housing development.							
Estimated Yield			Density	30 DpH	Site Size	4.487 ha	Net site area	70%	Approximate Yield	94
			As the site is not in close proximity to a centre, a density of 30 DpH is justified. As there is a mineshaft on the site, the net site area is reduced to 70%.							
Phasing			5-10 years		As there are little constraints this medium sized site could be developed in the medium-long term					
Recommendation			As there are few constraints that cannot be mitigated, this site is considered suitable for development.							
Carried forward to the strategic fit stage										


SHLAA ID		563		Site Address		Moor House Farm 1			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• The site is Greenfield• The site is irregular and consists of two triangular portions• The site is flat• The site will add additional vehicular traffic through Admaston Village• The site is located within the urban boundary							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).							
Estimated Yield		Density	25 DpH	Site Size	2 ha	Net site area	70%	Approximate Yield	35
		Site density has been determined by the location of the site on the edge of the urban area and the nature of surrounding development and the lack of access to public transport opportunities. Net site area has been determined by the irregular shape of the site and the need to provide a buffer zone in between the site and open countryside.							
Phasing		0-5		The site is in a desirable location and, other than potential highways issues, has no significant constraints to development.					
Recommendation		The site could have potential as an urban extension provided the traffic and landscape impacts can be mitigated. The density of the site will need to be considered when any application comes forward due to the site edge of urban area location.							
Carried forward to the strategic fit stage									

SHLAA ID	564	Site Address	Moor House Farm 2						
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Description of the site		<ul style="list-style-type: none"> The site is currently used for agricultural purposes The site is Greenfield The site is irregular shaped the site runs to a point to the north and west The site is flat The additional traffic may be a constraint to developing the site with access most likely via Bratton Road into Admaston Village The site is located outside the urban area to the north west of Telford 							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).</p>							
Estimated Yield		Density	25 DpH	Site Size	2.7 ha	Net site area	75%	Approximate Yield	50
		<p>Site density has been determined by the rural location of the site and the density in keeping with surrounding developments and the need to provide a buffer zone between the open countryside and the development.</p> <p>Net site area has been determined by the size of the site and the need to have a buffer between the development and the open countryside.</p>							
Phasing		10-15		The size of the site and the viability due to expected densities, mitigation of traffic impacts					
Recommendation		The site could have potential as an urban extension provided the traffic and landscape impacts can be mitigated.							
Carried forward to the strategic fit stage									

SHLAA ID		565		Site Address		Land North of MOD Donnington			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		The site is existing stables and older storage buildings. To the east of the site ruins the Humber Brook and associated with this is flood zones which cover some of the site. To the north there is potential access onto Humber Lane. There is also a smaller minor access through the middle of the site which runs from Humber Lane, passed Hoo Farm. To the east of the site is residential development and to the south is the MOD site. The majority of the site is grassland with some vegetation.							
PDL	Mixed								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources, and the site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance of existing recreational space. Development at the site would result in the loss of green infrastructure (outside the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site contains an area of flood risk (Zones 2 and 3), development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site would regenerate small areas of previously developed land promoting the efficient use of land.							
Estimated Yield		Density	30	Site Size	8.712 Ha	Net site area	75%	Approximate Yield	196
		The site is a large green space on the edge of the urban area. The surrounding area is agricultural and rural with some low density housing, therefore a density of 30 is assumed appropriate for the site. As a larger site there would be the need for infrastructure to be put in on site and therefore a lower net site area has been assumed. This also takes account for the flood zones.							
Phasing		10-15 years		As the site has elements of brownfield there is likely to be some remediation needed. Due to the site being slightly isolated, there is the need for infrastructure and services to be put in place on the site. Therefore the site is not considered to be able to come forward until later in the plan period.					

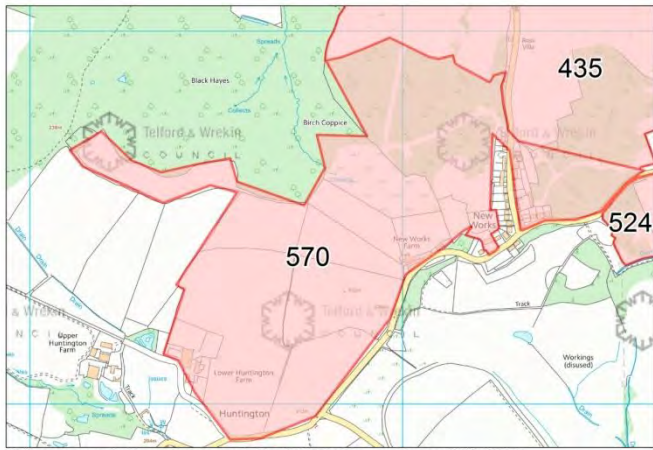
Recommendation	The site is partly within the urban area and in an accessible location. The site would also remediate a brownfield site. However, due to the site needing to deal with the brownfield constraints as well as deal with installing infrastructure and services, therefore the site is considered not suitable for allocation.
Not suitable	

SHLAA ID		567		Site Address		Moor House Farm 3			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used by Moor House Farm (employment purposes)• The site is Greenfield/brownfield• The site is irregular shaped• The site is flat• The main constraint to development will be the additional pressure placed on the local highway network• The site is located on the urban fringe							
PDL	Green/ Brown								
Sustainability comments		Development at the site could result in the loss of existing employment land (Moor Farm). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, though the site contains some previously developed land, it is predominantly greenfield land. Development at the site could result in the loss of both brownfield land and best and most versatile agricultural land (Grade 3a), the potential effects against SA Objective 25 are therefore considered to be both positive and negative.							
Estimated Yield		Density	25 DpH	Site Size	7.8 ha	Net site area	70%	Approximate Yield	136
		Site density has been determined by the lack of facilities and services close by and the location of the site on the urban fringe. Net site density has been determined by the need to provided facilities on site and provide a biffer between the development and the open countryside.							
Phasing		10-15		Mitigation of traffic constraints, size and location of site.					
Recommendation		The site could have potential as an urban extension provided the traffic and landscape impacts can be mitigated.							
Carried forward to the strategic fit stage									

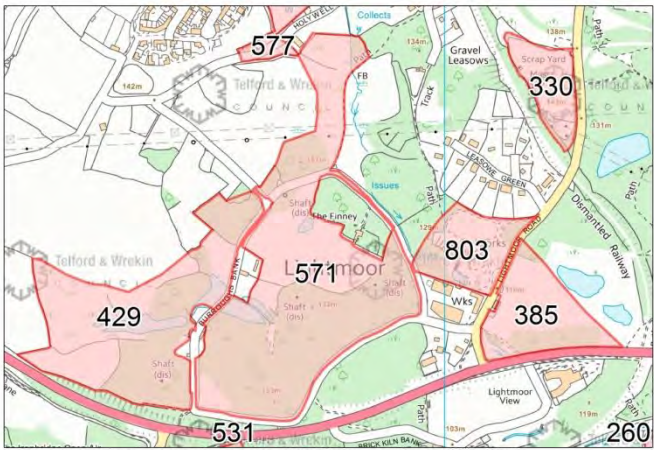
SHLAA ID		568		Site Address		Fields surrounding Crudgington Manor - east			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• The site is Greenfield• The site is regular shaped• The site is flat• The site is partially within an Air Protection Zone and additional traffic will impact on Crudgington Cross Roads• The site is located on the fringe of Crudgington							
PDL	Green								
Sustainability comments		The site is located within the Crudgington Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	2.1 ha	Net site area	75%	Approximate Yield	40
		Site density has been determined by the rural location of the site the lack of public transport opportunities and the lack of facilities and services within easy reach of the village. Density should also be in keeping with surrounding developments. Net site area has been determined by site size and the need to provide facilities on site.							
Phasing		10-15		Site size, location and mitigation of traffic management issues.					
Recommendation		The site is on the edge of the village and although outside of reasonable walking distances it could be connected to facilities and services towards Waters Upton. The issue of Crudgington Cross Roads would need to be mitigating.							
Carried forward to the strategic fit stage									

SHLAA ID	569	Site Address	Lawley Village North –Phase IV						
Description of the site		<ul style="list-style-type: none"> • The currently this site is being used a grazing land. • The site is designated as Greenfield land due to it being located in Newdale there is a mining consideration area designation that has been placed on the site. There are no mines located on the site but they are a few located close to the site boundary. • The site is a decent size and curved into a slight 'S' shape. The shape of the site is a bit distorted due to the open cast site located next to it. • The topography gently slopes and cannot be considered completely even. • The constraint to the site is that it is located in a mining consideration area; with the site being located next to the opencast site could possibly present even more instability issues. The site has been listed as part of the green network which presents a small constraint which can be mitigated for. • The site is located in an urban area with existing housing and facilities being located nearby. 							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land.</p>							
Estimated Yield		Density	35 DpH	Site Size	5.233 ha	Net site area	75%	Approximate Yield	137
		<p>I would suggest a low density for this site because of the minor constraints this site presents as developers would only have to mitigate for instability issues and for the some of the ecological value that the site presents. The</p>							
Phasing		5-10 years		<p>This site presents only one constraint which may possibility create some difficulty while developing the site. Due to it being in a mining consideration area and mines close to the site boundary the mines extending into the site could be a</p>					


		possibility. Due to the size of the site I would suggest this it is phased. The site is part of the Green Network but if development does take place on the site mitigation should take place such providing green open space within the development.
Recommendation	This site is in close proximity to existing housing development located next to the site despite the open cast site being located nearby. The site can be easily connected as there is a road running straight past it and it well connected for transport infrastructure due to A5223 being connecting the area to the rest of Telford . Junction 6 for the motorway is only 1.2 kilometres away. The site already has existing communities located around the site which provides educational infrastructure.	
Carried forward to the strategic fit stage		

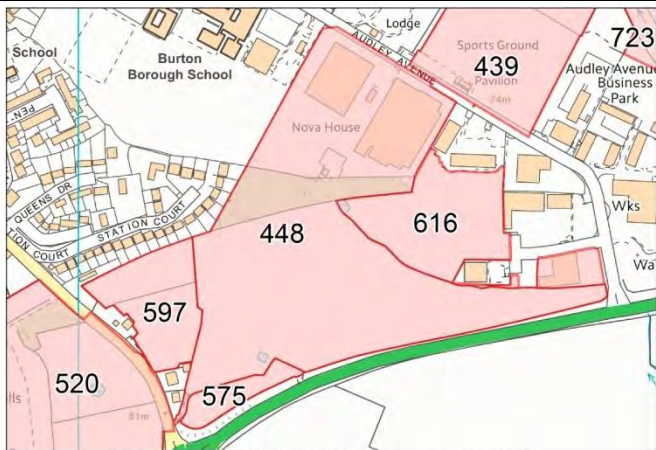
SHLAA ID	570	Site Address	Open Cast site area
			
Description of the site		<ul style="list-style-type: none"> The site is a brown field site and currently is not in use. It was previously used mining and the Coal Authority will have to be consulted in regard to any application that is brought forward for this site. Since the site was used for coal mining succession has taken place with the there is various types of flora on the site, including broad leaf woodland and shrub land. The size of the site is 59.694 hectares and has a triangular formation. Due to the sites coal mining history the site appears to be hilly and uneven. This site was used as a open cast site for mining coal and there are 19 mines located within the site and there are other mines scattered along the site boundary .The site has other designations such as being a area for outstanding natural beauty (AONB). The site also is designated as a coal and mineral mining consideration area. This site is located on the urban fringe of Lawley. 	
PDL	Brown		
Sustainability comments		<p>Development at the site could result in the loss of existing employment land (New Works Farm and Lower Huntingtin Farm). Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. The site is located within 200m of a Local Nature Reserve, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. The site contains a Scheduled Monument, development will require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development at the site may alter the heritage setting with the potential for a residual minor negative effect. Development at the site could result in the loss of agricultural land though this is not best and most versatile agricultural land (Grades 3b and 4).</p>	

Estimated Yield	Density	35 DpH	Site Size	59.694 ha	Net site area	75%	Approximate Yield	1566
	The site is located in a desirable area and can offer an excellent opportunity for more housing in the area. The site is connected to a residential area and runs alongside a main road which can provide easy access to the site. The low net site area is due to the constraints that are proposed on this site such as the mine shafts and part of the site designated as AONB. These constraints can limit how much of the site can be developed.							
Phasing	10 years		Due to the size of the site this site will have to phased and the mineshafts that are present on the site will create a delay when developing the site.					
Recommendation	Although it is located near the AONB and has other constraints it is considered to have potential for development. As the land on the site is unstable and contaminated it might not be viable to develop this site.							
Carried forward to the strategic fit stage								


SHLAA ID	571	Site Address	Land at Lightmoor, East of Burroughs Bank
			
Description of the site		<ul style="list-style-type: none"> • Currently there is not a designated use for this land due to the site being designated as a wildlife site. • The site is classified Brownfield land due to it existing in a mining consideration area. • The shape of the site appears to be very disjointed and very narrow towards the north of the site, the site measures 11.7 hectares. • The topography of the site appears to be very steep and has plenty of trees scattered around the boundary. • The constraints that this site presents can be ecologically related due to the being designated as a wildlife site and being located within the green network has broad leafed wood land on the site to support this. Part of the site is subject to flooding and is situated in a 3.a flood zone. • This site is located in a mining consideration area, even though there are no mineshafts located on this site, there are other mineshafts located on other sites. • The site is located on the urban fringe of Lightmoor. 	
PDL	Brown		
Sustainability comments		<p>Development at the site may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site contains areas of Local Wildlife Sites, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is still the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to an urban area; potential for a minor negative effect. A small area of the site lies within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. It is recognised that if development were to avoid the area of flood risk then the significance of the negative effect could be reduced.</p>	

Estimated Yield	Density	30 DpH	Site Size	11.764 ha	Net site area	50%	Approximate Yield	294
	The site has been given a density of 30 DpH due to its location in the urban fringe. Due to it having multiple major constraints that could impact on dwellings if they were developed on site, the net site area is reduced to 60%.							
Phasing	Over 10 years		Due to the large size of this site will have to be phased over 10 year timeline.					
Recommendation	The site has a lot of constraints which would suggest that it cannot be considered a viable site. Issues such as it being situated near a flood zone, a wildlife site and in the green network are major constraints that would prevent this site being put forward for development.							
Not suitable								


SHLAA ID		574		Site Address		Land to the south of Cherrington Road, The Hollies, Tibberton					
		 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>									
Description of the site		<p>The site is situated to the east of Tibberton village. The site is currently in agricultural use with hedgerows within the site and along the boundary. The western boundary abuts an existing dwelling. The topography of the site is predominantly flat. Based on the available evidence, there do not appear to be any site-specific constraints.</p>									
PDL	Green										
Sustainability comments		<p>There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.</p>									
Estimated Yield		Density	20 DpH	Site Size	1.1 ha	Net site area	90%	Approximate Yield	20		
		<p>Given the location and the character of the surrounding residential development (predominantly detached properties and open areas) a relatively lower density would ensure development would be in keeping with the character of the surroundings.</p> <p>The site is fairly regular in shape and topography. One permanent feature (water body) exists in the southern corner of the site. Some allowance may be needed to take account of any other features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.</p>									
Phasing		0-5 years			There would appear to be little or no significant costs associated with bringing the site forward for development.						
Recommendation		There appears to be no specific constraints to delivering development on this site. However, the site is not well-related to the existing built up area of Tibberton and would extend the village further into surrounding countryside.									
Not suitable											

SHLAA ID		575		Site Address		Land at Audley Avenue adjacent to SHLAA Site 448			
									
Description of the site		The site is located off the A41 Newport by-pass, and is contiguous with SHLAA site 448. The site is predominantly grassland with some existing trees on site.							
PDL	Green								
Sustainability comments		The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	35 DpH	Site Size	0.4 Ha	Net site area	50%	Approximate Yield	7
		Given the location and the size of site involved, a relatively lower density would be more appropriate.							
		The site is fairly regular in shape and topography. Some allowance may be needed to take account of any other features that should be retained i.e hedgerows and trees that may result in a reduction in developable area. An allowance (50%) has therefore been applied.							
Phasing		0-5 years		There would appear to be little or no significant costs associated with bringing the site forward for development. There is a TPO on the site that could potentially impact on a scheme on a small site such as this.					

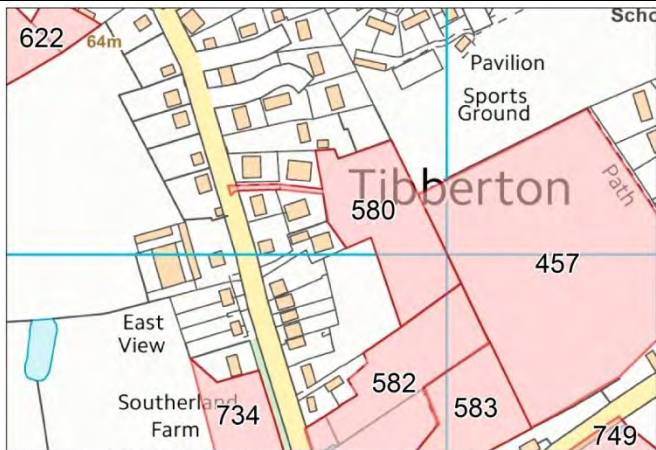
Recommendation	The site is located next to a larger parcel of land recently approved for residential development. However, the site is narrow in shape and also has a number of protected trees, which might affect deliverability. The site also provides a suitable buffer between the bypass and the proposed development on the larger site (448).
Not suitable	

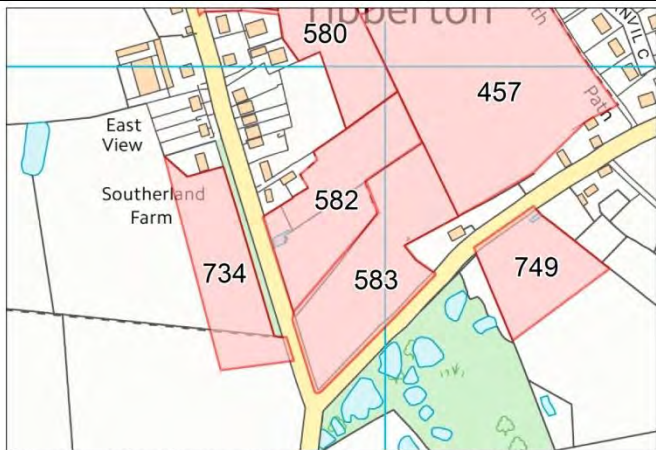
SHLAA ID		576		Site Address		Land Adjacent to transport depot			
									
Description of the site		<ul style="list-style-type: none">• The site is green open space located next to the transport depot.• The land is Greenfield land.• The site is wide to the south and is shaped like an 'L' shape.• Topography of the site is quite flat.• The site is located next to a wildlife site; it is located within the green network, it is with 250m landfill buffer and is a mining consideration area.• The site is located within Little Dawley.							
PDL	Green								
Sustainability comments		Development at the site may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effect, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to an urban area; potential for a minor negative effect. The site is adjacent to an area of Flood Risk, mitigation provided through the Local Plan and available at the project level, including Sustainable Drainage Systems, should ensure that there will be no significant negative effects; potential for a residual neutral effect.							
Estimated Yield		Density	40 DpH	Site Size	3.341 ha	Net site area	75%	Approximate Yield	100
		The site is located nearby an existing residential area and it is only 495 yards away from the nearest local centre and is in close proximity of Lightmoor school. The site already has access and utilities connected on to site with properties being scattered to the west of the site. This justifies a density of 40 DpH.							
		The site has minimal constraints where the loss green network can be							

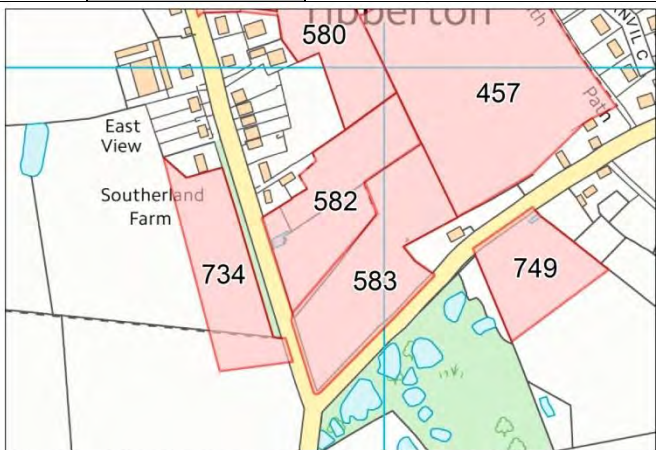
	mitigated for when development commences and green space can be included on the site. This justifies a net site area of 75%.	
Phasing	5 years	The site is in a desired location and within close proximity for infrastructure. There is not need to create access and connect utilities on to the site as it already exists.
Recommendation	It is considered that this site has potential for development as it appears to be no significant constraints associated with bringing this site forward.	
Carried forward to the strategic fit stage		


SHLAA ID	577	Site Address	Land at Woodlands Lane
			
Description of the site	<ul style="list-style-type: none"> • Currently the site is functioning as a piece of green open space and also designated as a wildlife site. • This site is a Brownfield site. • The site is 2.1 hectares and appears to be shaped like a hook. • The topography of the area appears to be hilly and uneven. • This site has a number of constraints that is restricting it from having a viable housing scheme. The site is designated as wildlife site by the Shropshire Wildlife Trust and that it is part of the green network. The south of the site has further constraints that would restrict how housing will be laid out on the site, this includes being designated as – flood zone 2 area, flood zone 3 ,a mining consideration area and landfill buffer zone. The minor constraints associated with this site are that it is located within the green network and in a mining consideration area. • The site is located in the urban area of Little Dawley. 		
PDL	Brownfield		
Sustainability comments	<p>Development at the site may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site contains an area of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to an urban area; potential for a minor negative effect. The site is adjacent to two Listed Buildings, mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>		

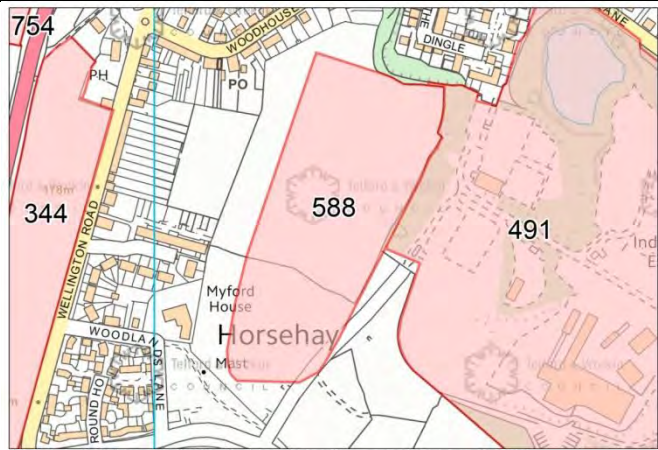
Estimated Yield	Density	35 DpH	Site Size	2.164 ha	Net site area	95%	Approximate Yield	72
	<p>The reason for the low density is due to the poor access to the site and not it not particularly well connected due to local centres and towns being located near by.</p> <p>The low net site area is due to the number of constraints facing this site; the major constraint that can prevent this site being developed is due to the site being a wildlife site and the majority of the south of the site being located in a flood zone.</p>							
Phasing	Over 10 years		This site appears to have a number of constraints which would have a great impact on implementing a viable scheme. The constraints that will have to be mitigated for on this site before development commences is the flood risk and the wild life site.					
Recommendation	This site has range of issues which confirms that this site is not suitable for achieving a suitable scheme. The site was previously was a landfill site, the site is located within a flood zone and the site has limited accessibility for a residential development.							
Not suitable								

SHLAA ID		580		Site Address		Plantation - 1, Tibberton			
									
Description of the site		The site is situated to the rear of properties fronting Back Lane. The site is currently a parcel of grassland with hedgerows around the edge. A narrow access is indicated from the west between existing properties. The site is regular in shape and is predominantly flat. Based on available evidence, there are no other site-specific constraints to development.							
PDL	Green								
Sustainability comments		The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	20 DpH	Site Size	0.8 ha	Net site area	90%	Approximate Yield	14
		Given the location and the character of the surrounding residential development (predominantly lower density dwellings and open land), a relatively lower density would ensure development would be in keeping with the character of the surroundings. The site is fairly regular in shape and topography. No other permanent features appear to exist on site. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.							
Phasing		5-10 years		Located adjacent to existing residential uses. Currently used for agriculture, limited/no remediation required to prepare the site. Access to the site could be problematic.					
Recommendation		There do not appear to be any site-specific constraints that prevent development of this site, subject to suitable access being provided. Any development would require a sensitive design due to the backland location. Development would result in the loss of a greenfield site. However, the site is centrally located within the built envelope of the village and would not involve extending the village boundary.							
Carried forward to the strategic fit stage									

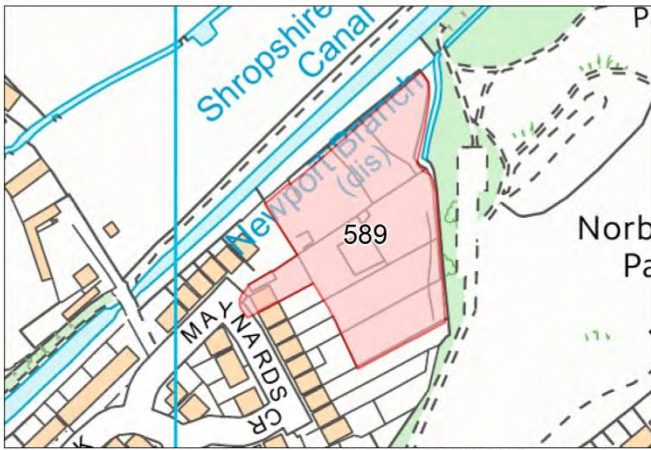
SHLAA ID		582		Site Address		Plantation - 3, Tibberton			
									
Description of the site		The site is located off Back Lane with existing properties to the north. The site extend back to a boundary with the large field currently in agricultural use (SHLAA site 457). The site is currently a parcel of grassland with trees and hedges forming the boundary of the site. The site is predominantly flat and narrows to the rear.							
PDL	Green								
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	20 DpH	Site Size	1.1 ha	Net site area	90%	Approximate Yield	20
		Given the location and the character of the surrounding residential development (predominantly lower density dwellings and open land), a relatively lower density would ensure development would be in keeping with the character of the surroundings. The site is not regular in shape, which may constrain the site capacity. No other permanent features appear to exist on site. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.							
Phasing		0-5 years		Located adjacent to existing residential uses. Currently used for agriculture, limited/no remediation required to prepare the site.					
Recommendation		There do not appear to be any site-specific constraints to development of the site. However, development would result in the loss of a greenfield site and would involve extending the current village boundary further along Back Lane. Any development would require a new access, which would require loss of part of the hedgerow fronting Back Lane to create suitable visibility splay.							
Not suitable									

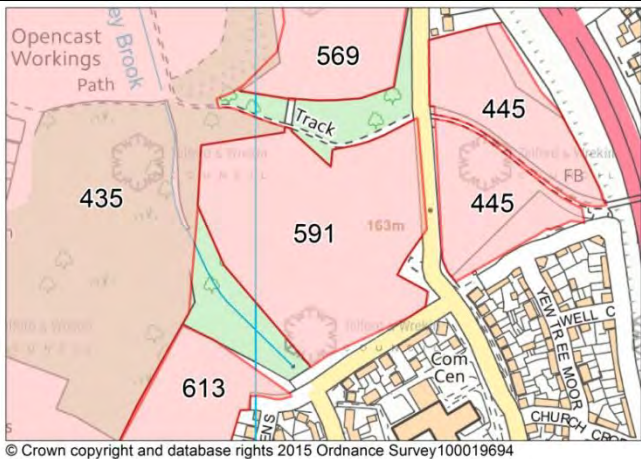
SHLAA ID	583	Site Address	Corner of Plantation Road and Back Lane, Tibberton						
									
Description of the site		<p>The site is situated at the bottom of Back Lane, outside the built up area of the Tibberton. The site is currently a parcel of grassland, with some existing structures that would appear to be agricultural-related. The site is predominantly flat but somewhat irregular in shape, with boundaries adjacent to other proposed site (SHLAA site 457 and 582). The boundary of the site is mixed hedgerow and trees. The site has outline planning permission granted under planning application TWC/2014/0230 granted in February 2015.</p>							
PDL	Green								
Sustainability comments		<p>There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area with the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	20 DpH	Site Size	1.4 ha	Net site area	90%	Approximate Yield	24
		<p>Given the location and the character of the surrounding residential development (predominantly lower density dwellings and open land), a relatively lower density would ensure development would be in keeping with the character of the surroundings.</p> <p>The site is not regular in shape, which may constrain the site capacity. No other permanent features appear to exist on site. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.</p>							
Phasing		0-5 years		<p>Located adjacent to existing residential uses. Currently used for agriculture, limited/no remediation required to prepare the site.</p>					
Recommendation		<p>The site benefits from planning permission.</p>							

SHLAA ID		584		Site Address		Angel Centre, High Ercall			
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Description of the site		<ul style="list-style-type: none">• The site is currently used for employment purposes• The site is brownfield• The site is irregular shaped with a large central portion• The site is flat• The site is bisected by a private road with restricted access, the site is within an Air Protection Zone and the site is poorly accessed by the constrained local highway network.• The site is located to the north east of High Ercall and it is in an isolated location							
PDL	Brown								
Sustainability comments		Development at the site could result in the loss of existing employment land (Education and Training Centre). There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	13 ha	Net site area	60%	Approximate Yield	195
		Site density has been determined by the lack of access to public transport opportunities, facilities and services as well as the isolated nature of the site and access through constrained local road networks. Density would also need to reflect the character of the surrounding area. Net site area has been determined by the size of the site, the isolated nature of the site and the need to provide facilities on site.							
Phasing		10-15		The site is in an isolated location and access is constrained through the local highway network.					
Recommendation		The site is isolated and therefore not considered to have potential for residential development.							
Not suitable									

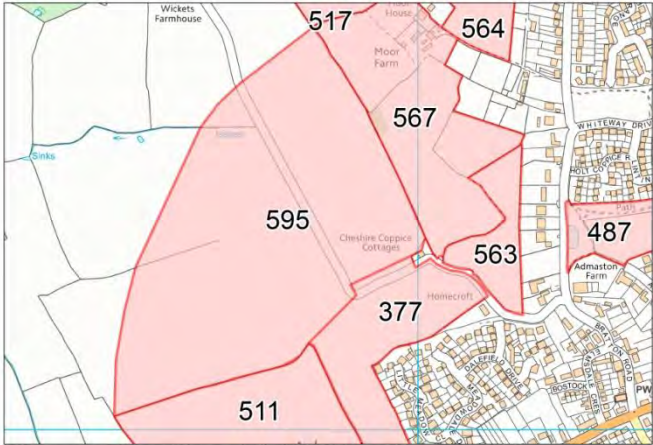
SHLAA ID		588		Site Address		Former Johnstone Pipes expansion land			
									
Description of the site		<ul style="list-style-type: none">• The site appears not to have function apart from being open green space with trees, shrubs and a mast being located within the boundary.• It is Greenfield• The site measures 5.106 hectares and is a rectangular in shape.• Topography of the land appears to be fairly flat but on some parts of the site the levels appear to be uneven.• This site has been designated as employment land which suggests the site should not be considered suitable for housing. Another constraint presented on this is that the site is designated as a mining consideration area, although there are no mines located on the site.• This site is located with in the urban area of Horsehay.							
PDL	Green								
Sustainability comments		<p>Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to an urban area; potential for a minor negative effect.</p>							
Estimated Yield		Density	40 DpH	Site Size	5.106 ha	Net site area	75%	Approximate Yield	153
		<p>The site appears to be conveniently located near local school (which is approximately 425 yards away). The site is well connected for employment sites as the nearest factory is 355 yards away and the nearest local centre is only 465 yards away, these reasons justify the density of 40.</p> <p>The constraints that are presented on this site are minor as the site is designated as employment site and a mining consideration area, however there are no mine shafts located on the site. Another issue that presents itself is the fact the access to the site is poor and will have to be improved.</p>							

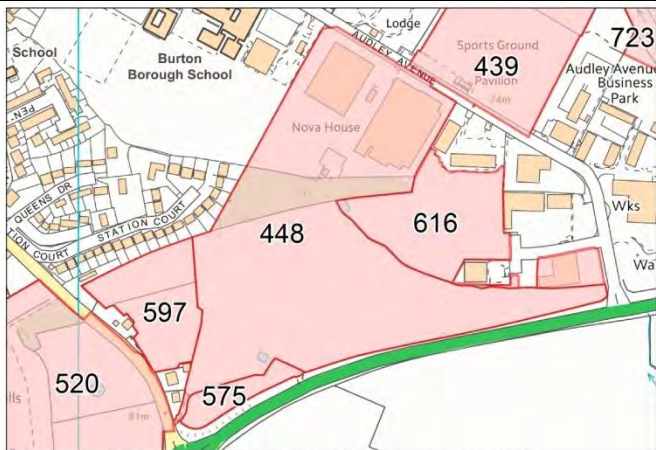
Phasing	Over 5 years	When developing the site consideration needs to be given due to the possibility of mineshafts in the area. The site may take more time and cost to develop due to the access available on to the site.
Recommendation	The site is well serviced by employment, educational and retail facilities and therefore the site could have potential for allocation	
Carried forward to the strategic fit stage		

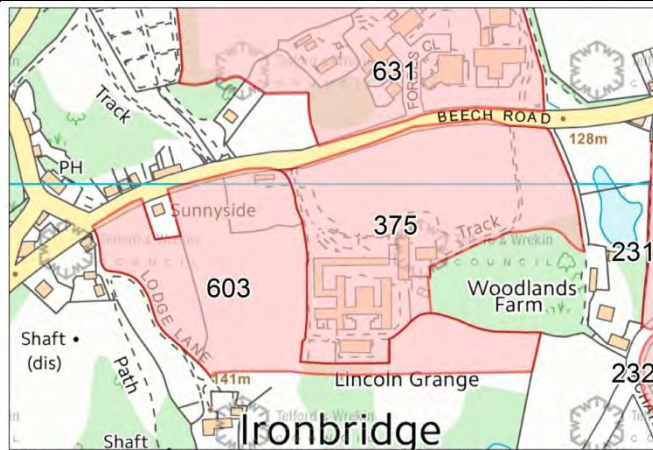
SHLAA ID	589	Site Address	Land east Maynards Croft, South of Canal						
									
Description of the site		The site on the edge of the urban area of Newport benefits from planning permission (TWC/2012/0211, granted 30/11/2012) and has been built out.							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is greenfield land adjacent to the urban area development has the potential for a minor negative effect on landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF .</p>							
Estimated Yield		Density		Site Size		Net site area		Approximate Yield	34
		Yield is based on the planning application.							
Phasing									
Recommendation		Site benefits from planning permission and has been completed.							

SHLAA ID		591		Site Address		Lawley Village North Phase III			
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Description of the site		<ul style="list-style-type: none">• The site appears to be open green space.• The site is Greenfield land.• The site is shaped in a 'Y' shape and is 14.2 hectares.• Topography of the land appears to be uneven and hilly.• The site appears to be located in a mining and mineral consideration area.• This site is located in the urban area of Lawley.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and secondary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land.							
Estimated Yield		Density	35 DpH	Site Size	3.226 ha	Net site area	75%	Approximate Yield	85
		<p>The site is located in a new and constantly developing residential area. The site is closely located to a Lawley Primary School, where it is only 101 yards away. The site is well served with a local centre only being 623 yards away and would be well connected with a road running along side it.</p> <p>The only constraints that are presented on the site are the mining consideration area and mineral consideration area designations that have been imposed on the site. There are mineshafts located around the boundary of the site but there none within the site boundary.</p>							
Phasing		10 years		The site should be considered viable for housing development as it is located behind a residential area and there is already access leading to the site. When developing the site the mining and mineral consideration area designations should be factors that the developer should be aware of.					

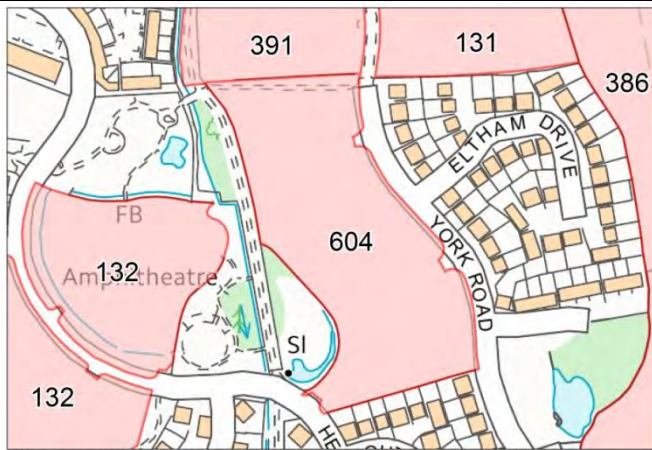
Recommendation	The scheme would be considered viable as there is access leading on to the site and is located by an existing housing estate. The site is well facilitated by being located near schools, local centres and good road infrastructure.
Carried forward to the strategic fit stage	

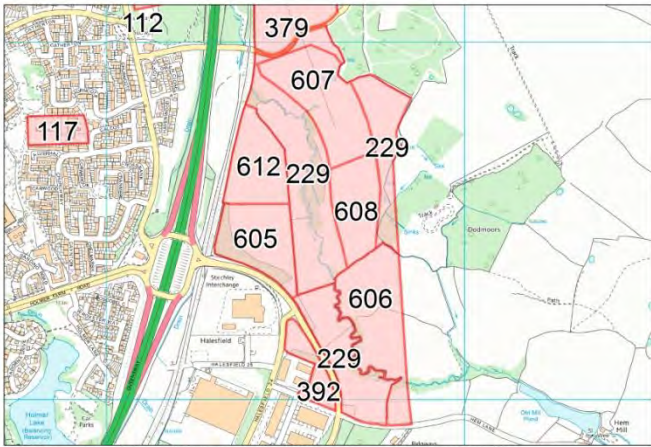
SHLAA ID		595		Site Address		Farm land north of Admaston Village				
										
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• The site is Greenfield• The site is goes to a point in towards the south west edge• The site is flat• Site access would be the most significant constraint to development if the site were to come forward individually this would need to be through third party land• The site is located on the fringe of the urban area forming part of a larger block of sites to the north of Admaston and the West of Bratton								
PDL	Green									
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site could result in the loss of best and most versatile agricultural land (Grades 2 and 3a).								
Estimated Yield		Density	25 DpH	Site Size	21.4 ha	Net site area	70%	Approximate Yield	374	
		Site density has been determined by the lack of access to public transport opportunities and facilities and services as well as the need to maintain densities in keeping with the semi rural location. Net site area has been determined by the need to provide facilities on site and the need to maintain a buffer with the open countryside.								
Phasing		10-15			Mitigation of traffic constraints, size and location of site.					
Recommendation		The site could have potential for development provided it is developed as part of a larger block of sites due to its detachment from the urban area. It would significantly change the character of the area and affect the nearby village. The loss of high quality agricultural land is also a heavy constraint for development to take place.								
Carried forward to the strategic fit stage										

SHLAA ID		597		Site Address		Land at Audley Avenue, Newport			
									
Description of the site		The site is situated off Station Road, Newport. The site comprises open grassland, bounded by existing properties off Station Close and a hedgerow to the east. A planning application was approved in April 2014 (TWC/2013/0855), subject to signing of a legal agreement (s106).							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and strategic cycle routes. The site is within reasonable walking distance to existing bus services, educational facilities, strategic footpaths and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development and the site is greenfield land.							
Estimated Yield		Density	35 DpH	Site Size	1.6 ha	Net site area	90%	Approximate Yield	50
		Given the location and character of the surrounding development (lower density residential) a relatively lower density would be appropriate.							
		The site is fairly regular in shape and topography. Due to the nature of the site, there may be some features that warrant protection and or retention i.e. hedgerow. Therefore, a site area allowance (10%) has been applied to take account of this.							
Phasing		0-5 years		Based on the available evidence, there would not appear to be any site-specific constraints preventing development of this site.					
Recommendation		No site-specific constraints have been identified that would prevent development of the site. In sustainability terms, the impacts of development have been assessed and are considered to be broadly neutral. The site has the benefit of a resolution to grant, subject to signing of a legal agreement.							
Carried forward to the strategic fit stage									

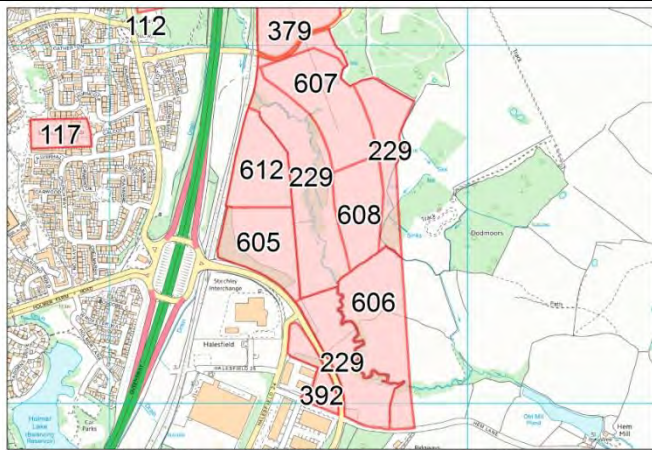
SHLAA ID		603		Site Address		Land adjacent to Beeches Hospital			
									
Description of the site		<ul style="list-style-type: none">• The site is currently not in use and can be seen as vacant green space• This site can be considered Brownfield land due to it being located in a mining consideration area. The site has two mine shafts located on it which can cause some instability issues on the site.• The shape of the site quite angular and looks like an 'L' shape. Overall this shape measures 3.0 hectares.• Topography of the area appears to be rugged, steep and uneven.• The types of constraints that this development presents is that it is located in the mining consideration area where mines are located around the site boundary, there is also mineshafts located within the site boundary. The site is also firmly situated within the green network and it is within 250m landfill boundary site both present a slight constraint.• This site appears to be very well located within the centre Ironbridge.							
PDL	Brown								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as the site is greenfield land it is considered to have the potential for a minor negative effect on the landscape. The site lies partially within a Conservation Area and World Heritage Site and is adjacent to Listed Buildings, mitigation provided through the Local Plan should ensure that there are no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative.</p>							
Estimated Yield		Density	35 DpH	Site Size	3.069 ha	Net site area	90%	Approximate Yield	96

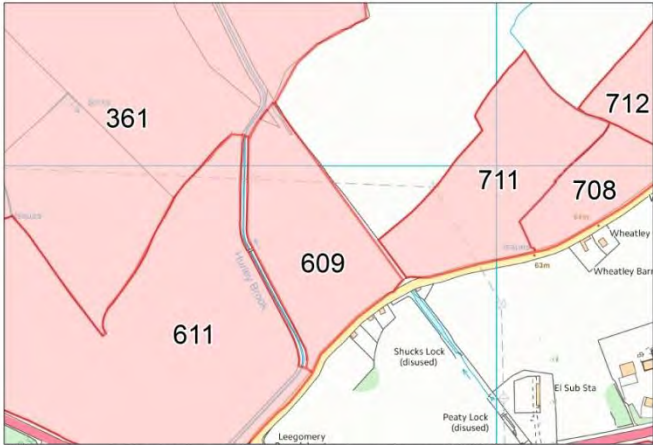
	<p>The site has been given a low density due to the awkward shape of the site as it might present some issues when trying to develop on it. The site appears to have residential estates near by, however they seem to be distant and not particularly close to this site. The site is particularly close to educational facilities and a local centre which can serve a new community. The high net site area is due to the roads around the site are extremely narrow to support more traffic from a new community and the mines on the site create instability issues which can jeopardise the development.</p>	
Phasing	10 years	It will take up to 10 years to stabilise the land and the land around it.
Recommendation	<p>A large portion of this site is located in the world heritage site and the site has mineshafts present on the site, however in this location it is considered the site could have potential for development.</p>	
Carried forward to the strategic fit stage		


SHLAA ID		604		Site Address		Priorslee F, Hereford Road, Priorslee			
									
Description of the site		The site is one of a group of Greenfield sites in Priorslee, located in Telford Urban Area. The site is 2.1 ha, regular shaped and follows the form of adjacent existing development. A Local Centre is within walking distance. The site's current use is open space and is located in a Mining Consideration Area.							
PDL	Green								
Sustainability comments		The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), secondary educational facilities and strategic footpaths. The site is within reasonable walking distance to local centre services and facilities, primary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has been assessed in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site is however greenfield land and development has the potential for a minor negative effect on landscape							
Estimated Yield		Density	35 DpH	Site Size	2.093 ha	Net site area	75%	Approximate Yield	55
		As the site is medium sized a density of 35 DpH is seen as appropriate for its location. Due to the regular shape and absence of constraints a net site area of 75% is justified for a site of this size.							
Phasing		0-5 years		The site is adjacent to existing development, has little constraints and could therefore be delivered in the short term.					
Recommendation		As the site is conveniently located and has no major constraints and therefore it is considered the site could have potential for development.							
Carried forward to the strategic fit stage									

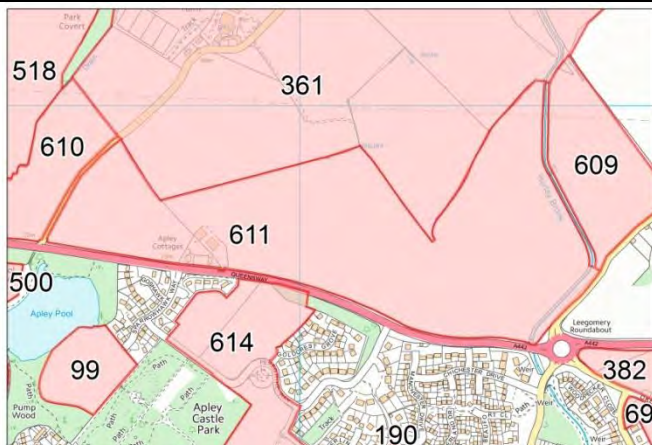
SHLAA ID		605 607 608 612		Site Address		The Hem Phase I The Hem Phase IV The Hem Phase III The Hem Phase II			
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Description of the site		The 4 sites are located in a cluster between the Queensway to the west and the border of the borough to the east. Although not directly connected to existing residential development or a centre are the sites within the Urban Area of Telford, located north of an industrial estate. The sites are regular shaped, served by a junction to the Queensway and currently functions as agricultural land and open space. The sites are in a Mining consideration area.							
PDL	Green								
Sustainability comments		<p>605: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development.</p> <p>607-608-612: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, the site is greenfield land.</p>							
Estimated Yield		Density	30DpH	Site Size	16.084 ha	Net site area	60%	Approximate Yield	290
A minimum density of 30 DpH is expected due to the large size of the cluster of sites. As the sites have to plan for green space, shops and services the net site area is reduced to 60%.									

Phasing	5-15	As it is a large cluster of sites, they are expected to be developed in the medium-long to long term.
Recommendation	Despite that the sites need to be connected to surrounding infrastructure and utilities, which could affect the viability, there are no major constraints. Therefore, it is considered that this cluster of sites could have potential for development.	
Carried forward to the strategic fit stage		

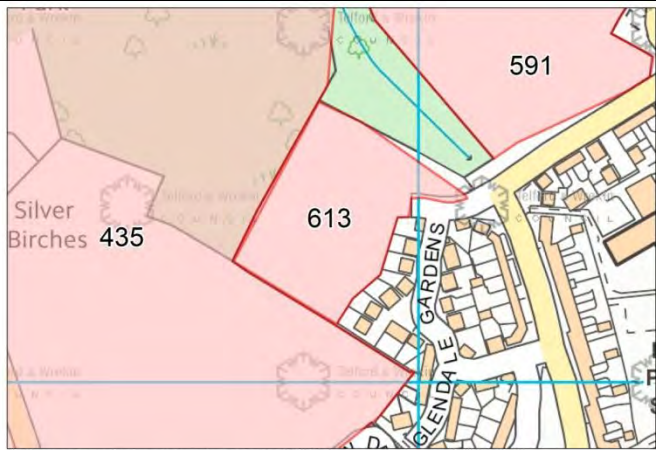
SHLAA ID		606		Site Address		The Hem, South Nedge - residual site			
									
Description of the site		The site is located in a cluster between the Queensway to the west and the border of the borough to the east. Although not directly connected to existing residential development or a centre are the site is within the Urban Area of Telford, located north of an industrial estate. The site is mostly regular shaped, but follows a waterway in the east. Although in close proximity to a junction to the Queensway it is not connected to the road network. It currently functions as agricultural land and open space. The sites are in a Mining consideration area and parts in the east of the site fall within Flood Zones 2 and 3.							
PDL	Green								
Sustainability comments		The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, the site is greenfield land. The western border of the site lies within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	30 DpH	Site Size	5.928 ha	Net site area	60%	Approximate Yield	106
		A minimum density of 30 DpH is expected due to the large size of the site. As the site falls partly within Flood Zones 2 and 3, the net site area is reduced to 60%.							
Phasing		10-15		As the site is not directly connected by road, it could come forward in conjunction with other sites and is therefore phased for the long term.					
Recommendation		As parts of the site are within a Flood Zone and there are accessibility issues, it is not considered suitable to be developed.							
Not suitable									

SHLAA ID		609		Site Address		Off Wappenshall Lane, Hadley extension			
									
Description of the site		<ul style="list-style-type: none">• Agricultural/greenfield• Site is level, bound by trees and hedges. Impact on highway and landscape.• Constraints: flood zone 2 and 3 running through site, Hurley Brook runs along western boundary.• Site in rural area, closely positioned to urban fringe							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Leegomery Roundabout. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of best and most versatile agricultural land (Grades 2 and 3a).							
Estimated Yield		Density	25 DpH	Site Size	6.6 ha	Net site area	60%	Approximate Yield	99
		As a rural site, a density of 25 DpH is justified. The net site area is reduced due to flood zones on the site.							
Phasing		0-5 years		No serious constraints to delay development outside of flood risk areas.					
Recommendation		The specific characteristics of the site does not, of themselves, preclude the development of this site. However, the site is currently landlocked having no direct access onto a suitable adjacent highway and is isolated from the urban area.							
Carried forward to the strategic fit stage									

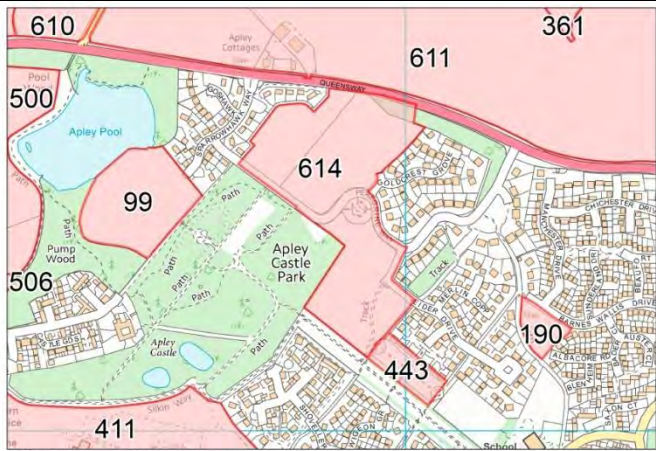
SHLAA ID		610		Site Address		Wappenshall Lane			
									
Description of the site		<ul style="list-style-type: none">• Site is agricultural land – greenfield• Site is an irregular rectangle• Site is level							
PDL	Green	<ul style="list-style-type: none">• Constraints – impact on road, highway mitigation and access required, impact on landscape• Site is located on urban fringe							
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints along the A442. Development at the site could result in the loss of best and most versatile agricultural land (Grades 2 and 3a).</p>							
Estimated Yield		Density	30 DpH	Site Size	4.764 ha	Net site area	70%	Approximate Yield	100
		A density of 30 DpH is considered appropriate for a site in the urban fringe. The net site area is slightly reduced due to the irregular shape of the site.							
Phasing		0-5 years		No constraints to delay development					
Recommendation		As a site on the edge of the urban area it is considered the site could have potential for development. However as the site is beyond reasonable walking distance to most services, public transport modes and facilities, this would require addressing. The impact of the site on the landscape would also need addressing and therefore could hamper any scheme. Also the site is located on grade 2 and 3 agricultural land, meaning other sites may be more appropriate.							
Carried forward to the strategic fit stage									

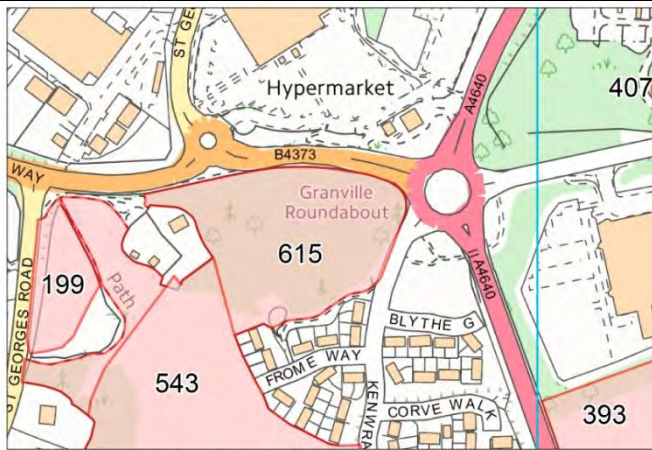
SHLAA ID		611		Site Address		Racecourse Site, Wappenshall Lane			
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Description of the site		<ul style="list-style-type: none">Site is agricultural/green field landSite is irregular yet levelConstraints: existing residential dwelling, significant highway mitigation and site access would be required, impact on landscape and potential loss of grades 1 and 3a agricultural land.Site is located in urban fringe area							
PDL	Green								
Sustainability comments		Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Leegomery Roundabout. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development could result in the permanent loss of best and most versatile agricultural land (Grades 1 and 3a).							
Estimated Yield		Density	30 DpH	Site Size	32.338 ha	Net site area	65%	Approximate Yield	630
		As the site is located in the urban fringe, a density of 30 DpH is considered appropriate. The net site area is reduced due to the size of the site.							
Phasing		5-10.		The site could due to access issues start delivering in approximately 5 years time.					
Recommendation		As a site on the edge of the urban area it is considered the site could have potential for development. However as the site is beyond reasonable walking							

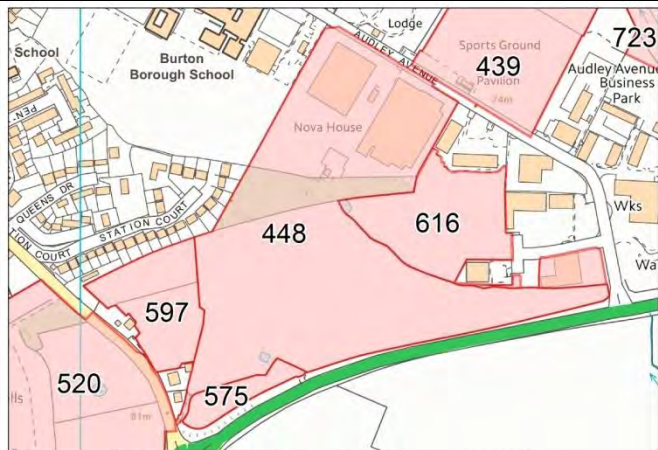
Carried forward to the strategic fit stage	distance to most services, public transport modes and facilities, this would require addressing. The impact of the site on the landscape would also need addressing and therefore could hamper any scheme. Also the site is located on grade 1 and 3 agricultural land, meaning other sites may be more appropriate.
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SHLAA ID		613		Site Address		Lawley Village West –Phase 2			
									
Description of the site		<ul style="list-style-type: none">Currently the site does not have a use; it is a large green open space behind a housing estate.The site appears to be Greenfield.The shape of the site is dictated by the housing estate that is in front of it, it is rectangular in shape and jagged on the north east side of the site.Topography of the area appears to slope downwards and varies quite considerably.The site appears to be designated as a mining consideration area and mineral consideration area. There is a mineshaft located outside the boundary of the siteThe site is located in the new urban and developing village of Lawley.							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), secondary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities, strategic cycle routes and recreational space.</p> <p>Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land in the setting of the AONB.</p>							
Estimated Yield		Density	35 DpH	Site Size	1.099 ha	Net site area	90%	Approximate Yield	34
		<p>The site is located in a new and constantly developing residential area. The site is closely located to a Lawley Primary School, where it is only 125 yards away. The site is well served with a local centre only being 681 yards away and would be well connected with a road running along side it.</p> <p>The only constraints that are presented on the site are the mining consideration area and mineral consideration area designations that have been imposed on the site. There are mineshafts located around the boundary of the site but there none within the site boundary.</p>							

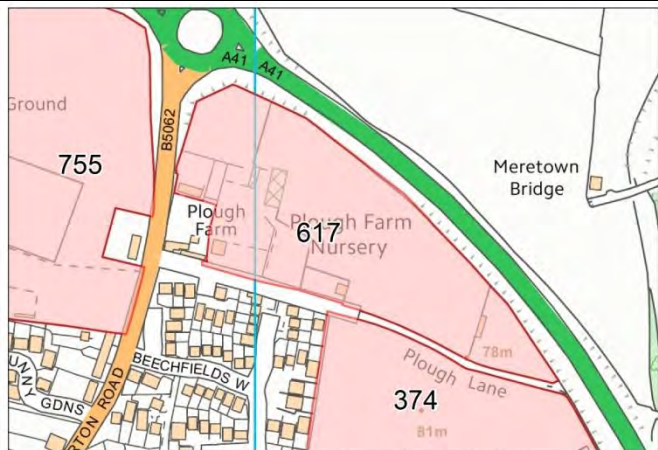
Phasing	Within 5 years	The site should be considered viable for housing development as it is located behind a residential area and there is already access leading to the site. When developing the site the mining and mineral consideration area designations should be factors that the developer should be aware of.
Recommendation	It is considered the site could have potential for development. The site has a housing designation status attached to it within the Wrekin Local Plan.	
Carried forward to the strategic fit stage	The scheme would be considered viable as there is access leading on to the site and is located by an existing housing estate. The site is well facilitated by being located near schools, local centres and good road infrastructure.	

SHLAA ID		614		Site Address		Land South of Queensway, Apley			
									
Description of the site		<ul style="list-style-type: none">• Site is greenfield adjacent Apley Castle Park• Site is irregular• Site is level• Constraints: design/impact on Apley Castle Park, impact on highway, residential properties, TPO's, connecting footpath runs through the site, some of the site is within green network• Site is located in the urban area							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is greenfield land within the urban area development has the potential for minor negative effects on townscape.							
Estimated Yield		Density	35 DpH	Site Size	7.844 ha	Net site area	60%	Approximate Yield	164
		A density of 35 DpH is considered appropriate given the site's location in the urban area and size. The net site area is reduced due to the irregular shape and constraints on the site.							
Phasing		0-5 years		No constraints to delay deliverability					
Recommendation		As there are no major constraints of significance, it is considered the site could have potential for development.							
Carried forward to the strategic fit stage									

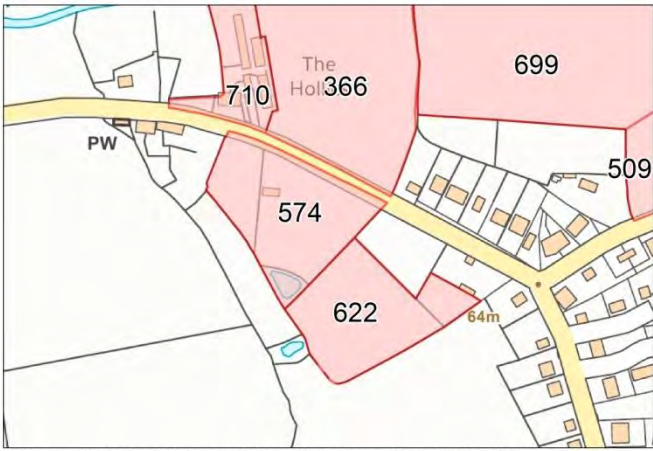
SHLAA ID		615		Site Address		Land at Frome Way - residual			
						 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>			
Description of the site		The site is has formerly been used as part of mining in the area and therefore has a number of mineshafts. The site is split in to two, a small site to the west which is very narrow and tree lined. The eastern side of the site is covered in dense vegetation. The western side has potential access onto Wrockwardine Wood Way, the eastern side can also access onto here as well as Kenway Drive. There are some differences in levels across the site.							
PDL	Brown								
Sustainability comments		Development at the site may hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing bus services, secondary educational facilities and strategic cycle routes. The site is within 200m of a Local Wildlife Site, however given the existing development acting as a buffer between the sites, and the mitigation provided through the Local Plan, it is considered unlikely that there would be any significant negative effect; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	2.847 ha	Net site area	80%	Approximate Yield	79
		The site is within the urban area but not in close proximity to a centre and therefore a density of 35 is assumed for the site. The net site area is lower to account for the split of the site and any mitigation for the loss of trees.							
Phasing		5-10 years		The site will have to address issues surrounding the mineshafts on the site and therefore may not be viable until midway through the plan.					
Recommendation		The site is within urban area and has the potential to access onto a main route through the town. There would be a significant amount of tree loss on the site which can act as a visual buffer, this may need mitigating. If the site is brought forward with adjoining sites, it could produce an improved scheme. Consequently, it is considered the site could have potential for development.							
Carried forward to the strategic fit stage									


SHLAA ID		616		Site Address		South Audley Avenue - south residual of 448			
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Description of the site		The site is situated to rear of existing commercial development off Audley Avenue and the A518. To the west is a large area of land with planning permission for mixed-use development. The site would therefore appear to be landlocked. The site itself is predominantly Greenfield, with some existing buildings adjacent to Audley Avenue.							
PDL	Mixed								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, primary educational facilities and strategic footpaths and cycle paths. The site is within reasonable walking distance to existing secondary educational facilities and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); as the site is greenfield land within the urban area development has the potential for minor negative effects on townscape. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on landscapes.							
Estimated Yield		Density	30 DpH	Site Size	2.7 ha	Net site area	80%	Approximate Yield	60
		Given the location and character of the surrounding development (lower density residential) a relatively lower density would be appropriate. The site is fairly regular in shape and topography. Due to the nature of the site, there may be some features that warrant protection and or retention i.e. hedgerow, whilst a portion of the site would be required to secure suitable access. Therefore, a site area allowance (20%) has been applied to take account of this.							
Phasing		5 -10 years		Part of the site is in existing commercial use, the other part of the site is greenfield and appears to have little sign of remediation requirements.					
Recommendation		There does not appear to be any site-specific constraints that would prevent development, subject to addressing the potential access issues which would							

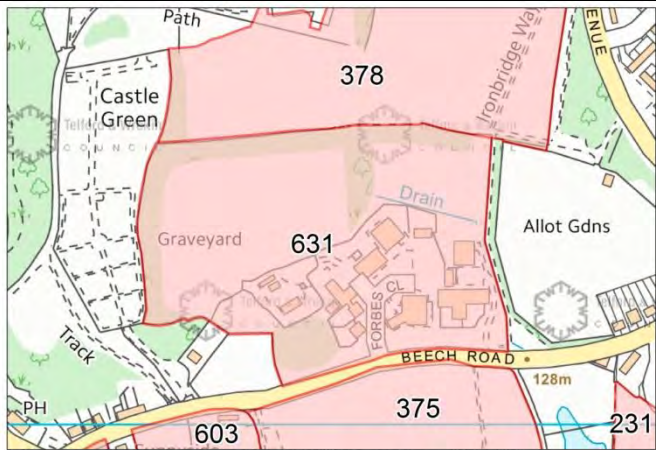
Not suitable	require acquisition of third party land. This may delay progress of the site. Development would result in the loss of a greenfield site. There is also potential for conflict between the new residential and the adjacent employment development. The site is located within the current development boundary.
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SHLAA ID		617		Site Address		Plough Farm and Nursery, Newport			
									
Description of the site		The site is situated on the edge of the northern boundary of Newport off Forton Road. The A41 trunk road runs along the northern boundary of the site, with hedgerows along much of the boundary. The site is currently in agricultural use and development of this site would result in the loss of this green space, the importance of this green sace is reflected in its proposed designation as green network in the Telford & Wrekin Local Plan. There are some existing buildings on site including residential, as well as built development adjacent to the site. The site was identified in the Proposed Housing and Employment Document (2014) for employment use.							
PDL	Green								
Sustainability comments		Development at the site could result in the loss of existing employment land (Plough Farm Nursery). Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, the site contains some previously developed land; however it is predominantly greenfield land with the potential for a minor negative effect on landscapes.							
Estimated Yield		Density	30 DpH	Site Size	3.8 ha	Net site area	80%	Approximate Yield	90
		The site is considered to be suburban in nature and is located on the edge of the town. The location of the site, and character of the surrounding area, would support a less intense development form. An appropriate density of approx. 30 DpH is considered reasonable. The irregular shape of the site may also impact on capacity that could be achieved. The location of the site adjacent to the A41 may necessitate a buffer zone, which would reduce the developable area. Therefore, an allowance of 20% has been applied to reflect this.							

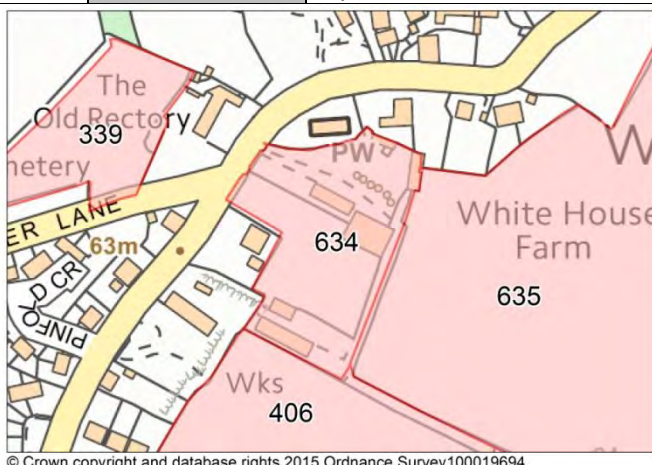
Phasing	5-10 years	Part of the site is in existing residential use, the other part of the site is greenfield and appears to have little sign of remediation requirements.
Recommendation	Based on available evidence, there does not appear to be any site-specific constraints to development on the site. Development would result in the loss of greenfield land on the edge of Newport. It is considered the site could have potential for development.	
Carried forward to the strategic fit stage		

SHLAA ID		622		Site Address		Land adjacent to 44 Cherrington Road, Site 2, Tibberton					
											
Description of the site			<p>The site is located outside the village of Tibberton. The site is currently in agricultural use and is bounded predominantly by existing hedgerows. The site does not have an access onto a highway (Cherrington Road). No other site-specific constraints exist to prevent development, based on available evidence.</p>								
PDL		Green									
Sustainability comments			<p>There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.</p>								
Estimated Yield			Density	20 DpH	Site Size	0.96 ha	Net site area	0.86	Approximate Yield	17	
			<p>Given the location and the character of the surrounding residential development (predominantly lower density dwellings and open land), a relatively lower density would ensure development would be in keeping with the character of the surroundings.</p> <p>The site is regular in shape and no permanent features appear to exist on site. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.</p>								
Phasing			5-10 years		<p>There would appear to be little or no significant cost to bringing the site forward for development. However site 574 would need to be brought forward to unlock the site for development.</p>						
Recommendation			<p>There appear to be no site-specific constraints to development on this site. However, the site is located outside of the village envelope and therefore would extend the settlement boundary into the countryside. Development is also severely constrained in terms of restricted access.</p>								
Not suitable											

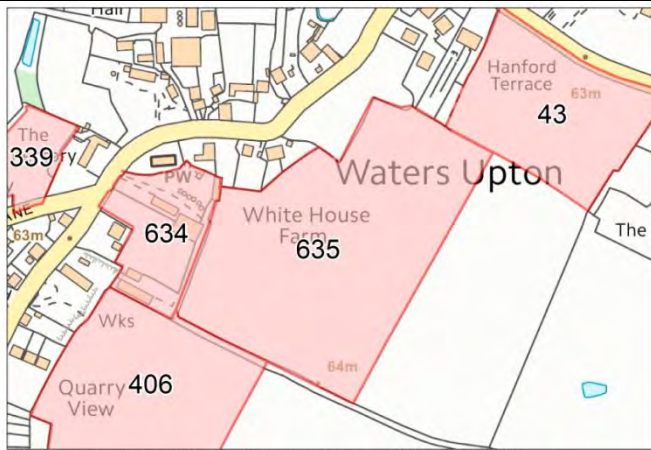
SHLAA ID		624		Site Address		Land at Mere Park Garden Centre			
									
Description of the site		The site is located outside of the urban area of Newport and locates a garden centre. The shape of the site is mostly regular, adjacent to the A518 and A41.							
PDL	Brown								
Sustainability comments		Development at the site could result in the loss of existing employment land (Mere Park Garden Centre). Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, town centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	4.391 ha	Net site area	50%	Approximate Yield	54
		Due to the location of the site outside of the urban area a lower density is used. The net is reduced to mediate the location in the open countryside.							
Phasing		10-15		Due to the existing employment use a long term phasing is expected					
Recommendation		Despite that the site is located outside of the urban area of Newport and is unlikely to come available in the near future, it is assessed in the strategic fit stage.							
Carried forward to the strategic fit stage									

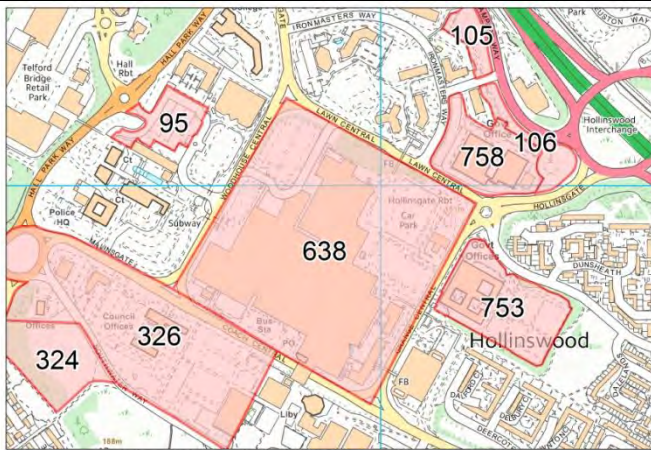
SHLAA ID		631		Site Address		West of OA Beech Road, Site 3			
									
Description of the site		<ul style="list-style-type: none">Currently the site is a mix of housing and a graveyard located to the rear of the housing estate.This site is a Brownfield site.This site is quite angular in shape and is 6.066 hectares.The topography of the site appears to be flat and stable by viewing the houses that currently exist on the site.The constraints that are imposed on this site are that it is included in the green network and it has been designated in a mining consideration area.This site is located within the urban area of Ironbridge.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site and is connected to this site by tree corridors, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a minor negative effect through increased disturbance and recreational pressures and loss of green corridors connecting to the designated site. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); development could regenerate an area of previously developed land, however as the site is predominantly greenfield land it is considered to have the potential for a minor negative effect on the landscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	40 DpH	Site Size	6.066 ha	Net site area	75%	Approximate Yield	182


	<p>The site is already a residential site which suggests that a community can already live on the site sustainably. The site is located near recreational areas, the Abraham Darby School and is only 673 yards away from a local centre, these reason justify the high density rating.</p> <p>The site has minimal constraints imposed on it which should not make a housing scheme on the site less viable. When the site is being developed the two constraints that need to be considered are the green network and the mining consideration area designation..</p>	
Phasing	0-5 years	<p>Due to the size of the site and its location it is possible the site will have to be completed in phased sections. Due to the site being a Brownfield site the ground will be contaminated. Due to the site being in the green network consideration needs to be given when developing the site and possibly including green open space as part of the development. Even though there is not a mine shaft on the site, however the there should be some consideration given to the possibility of one extending into the boundary.</p>
Recommendation	<p>The site should make a viable housing scheme to existing housing existing on the site and located nearby; this suggests there is already good access to the site and good transport infrastructure located nearby. Consequently, it is considered the site could have potential for development.</p>	
Carried forward to the strategic fit stage		

SHLAA ID		634		Site Address		Land south Site 1, White House Farm Waters Upton			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• The site is Greenfield/brownfield• The site is regular shaped with a portion jutting out to connect with main road running through the village• The site is flat• There are a number of TPO's at the west of the site with a small site of local interest to the north. Additional traffic at the junction with the A442 may also act as a constraint to development• The site is located in Waters Upton and provides an opportunity for infill development							
PDL	Green / Brown								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	25 DpH	Site Size	0.9	Net site area	90%	Approximate Yield	20
		<p>Site density has been determined by the lack of access to facilities, services and public transport provision. The development should also be in keeping with the surrounding developments.</p> <p>Net site area has been determined by the size of the site and its location.</p>							
Phasing		0-5		The site is infill development and has connections to the local highway network.					

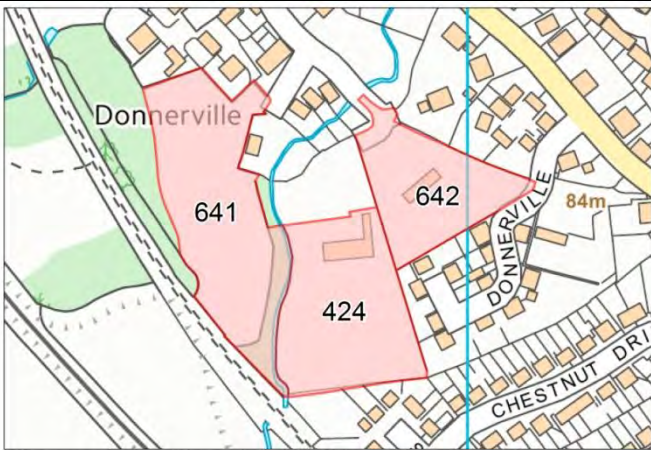
Recommendation	The site would involve infill development within Waters Upton. Although this is in a rural setting there is a shop and local primary school nearby. It is considered the site could have potential for development.
Carried forward to the strategic fit stage	

SHLAA ID		635		Site Address		Land south of White House Farm Waters Upton			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• The site is Greenfield and flat• The site is largely regular shaped with an irregular northern boundary• There are two TPO's on site and the impact of additional traffic on the junction with the A442 will need to be mitigated• The site is located on the fringe of the village							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	25 DpH	Site Size	4.1 ha	Net site area	75%	Approximate Yield	77
		Site density has been determined by the lack of access to facilities, services and public transport provision. The development should also be in keeping with the surrounding developments. Net site area has been determined by the size of the site and its location and the need to provide facilities on site.							
Phasing		5-10		Access to the site would require third party land unless the site were to come forward as part of a larger block which could help bring the site forward quicker.					
Recommendation		The site is on the fringe of the village and provided access arrangements can be address and traffic issues on the A442 junction can be mitigated this will help bring the site forward. It is considered the site could have potential for development.							
Carried forward to the strategic fit stage									

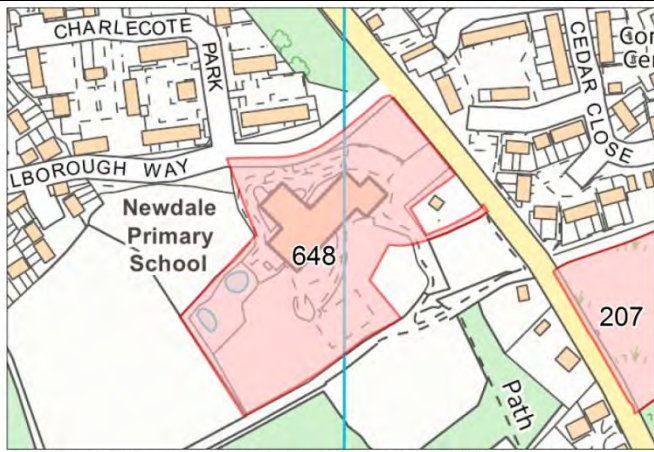
SHLAA ID		638		Site Address		Telford Town Centre			
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Description of the site		The site is located in Telford Town Centre, in the Urban Area of Telford. It currently locates Telford Shopping Centre with surrounding parking areas. located in Telford Urban Area. The site is 16 ha, regular shaped and surrounded by roads following the boundary of the site. The site locates a Listed Building, two mineshafts and is located in a Mining Consideration Area.							
PDL	Brown								
Sustainability comments		Development at the site would result in the loss of Telford Shopping Centre. Development at the site could hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing public transport services (buses and trains), town centre services and facilities and strategic footpaths and cycle routes. The site is beyond reasonable walking distance to educational facilities and recreational space. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network); given the size of the areas of GI, the extent of this negative effect is only considered to be minor. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate previously developed land, with the potential to improve the townscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.							
Estimated Yield		Density	75 DpH	Site Size	16.067 ha	Net site area	75%	Approximate Yield	903
		As the site is located in Telford Town Centre, a density of 75 DpH could be delivered. Due to the regular shape and minimum constraints a net site area of 75% is justified for a site of this size.							
Phasing		10-15 years		The site is currently in use as Telford Shopping Centre and is therefore not expected to come forward until at least 10-15 years.					
Recommendation		It is considered the site could have potential for development, but it has high achievability issues as it would result in the loss of Telford's shopping centre.							
Carried forward to the strategic fit stage									

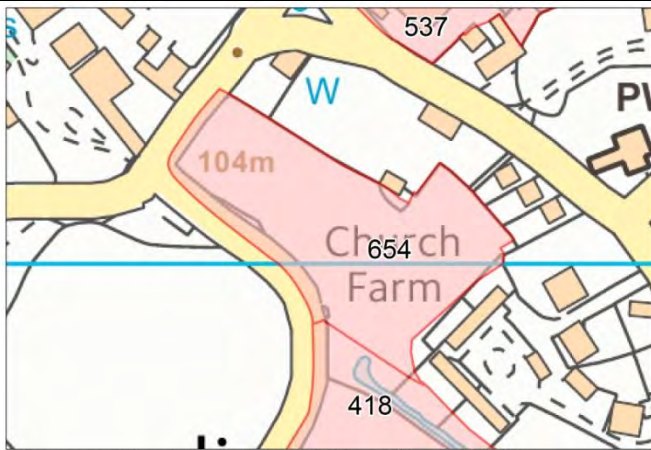
SHLAA ID		640		Site Address		Land at Heath Hill, Dawley			
									
Description of the site		<ul style="list-style-type: none">Currently this site is being used for industrial use and is classified as a Brownfield site.The site is circular to the north of the site and angular to the south. The site measures 0.699 hectares.The topography of the site appears to be flat and level at 195m.There appears to be a number of constraints related to this site, there is a mineshaft located on the site which also justifies the mining consideration area status. The site and the surrounding sites appear to be industrial estates which would create difficulty in implementing a scheme on the site. The site access that is used to access the Heath hill Industrial estate is poor and will be costly to improve.This site is located within the urban area of Dawley.							
PDL	Brown								
Sustainability comments		<p>Development at the site could result in the loss of existing employment land. Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is previously developed land within the urban area with the potential for minor positive effects on townscape and potential to improve green infrastructure connections.</p>							
Estimated Yield		Density	45 DpH	Site Size	0.699 ha	Net site area	95%	Approximate Yield	29
		<p>The site is located closely located near to the town centre (which only 475 yards away) this suggests the site has easy access to retail facilities. It is closely located by B road which suggests the site is easily accessible by road; however these roads will be mainly utilised by haulage vehicles. These constraints are the reason for the low density rating.</p> <p>There are a few constraints which make this site unachievable for a housing scheme, firstly the access to the site is poor and has to be shared with haulage vehicles. The site is Brownfield land and has a mine shaft located within it which suggests the site will have to be intensely remediated. The site is a</p>							

	industrial estate with the constraints associated with this can limit the viability of the scheme.	
Phasing	Over 5 years	The site appears to be constrained by the mine shafts located around and in the site. To the site being Brownfield it will take time to remediate the site.
Recommendation	I deem this site not suitable due to it being situated in the heart of an industrial estate where noise, smell and lack of access to the site will be issue which will restrict the site from being viable.	
Not suitable		

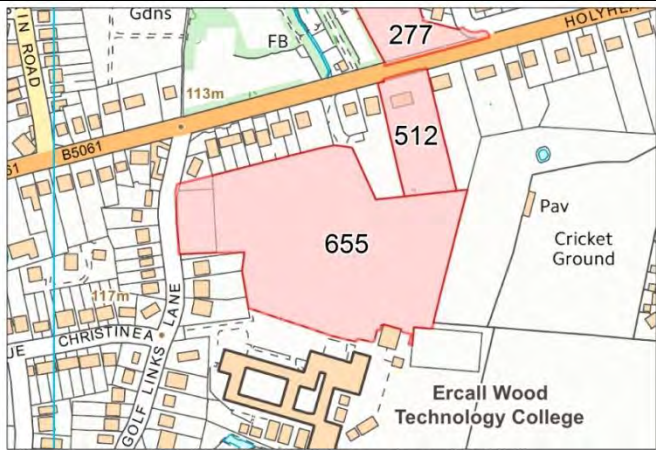
SHLAA ID		641		Site Address		Land at Donnerville Drive, Donnerville Gardens			
									
Description of the site		<ul style="list-style-type: none">• The site is currently green open space in the green network• It is Greenfield• The site is elongated• The is flat but with a gentle slope towards the former rail line• A portion of the eastern boundary is within flood zone 2 – 3, the site is adjacent to a listed building• The site is within the urban area located to the north of Wellington							
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, and the site is greenfield land. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	35 DpH	Site Size	1.16 ha	Net site area	80%	Approximate Yield	32
		Site density has been determined by the edge of built up area location and has poor access to services, facilities and public transport opportunities. Net site area has been determined by a portion of the site being covered by flood zone 2 – 3.							
Phasing		0-5 years		No obvious constraints likely to impede delivery of development on this site.					

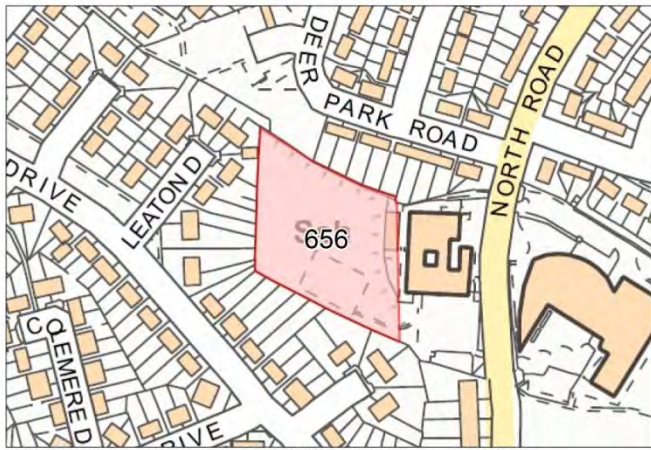
Recommendation	The site is situated contiguous to the built up residential area of Wellington.
Carried forward to the strategic fit stage	

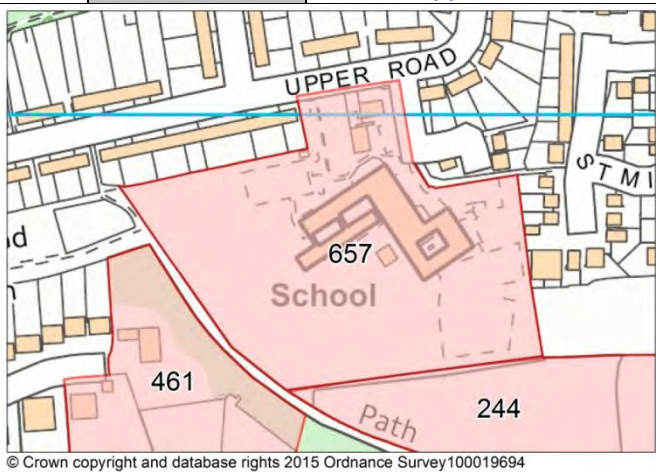
SHLAA ID		648		Site Address		Newdale Primary School			
									
Description of the site		The site is located in the Urban Area of Telford and currently locates a primary school including play areas/sport fields. The site is 2 ha, regular shaped, fairly level and is Brownfield. Telford Town Centre is a short drive from the site, with Lawley Local Centre being in closer proximity. The site is adjacent to existing development to the north and east, and borders open green space to the south and west. Apart from the site being in a Mining Consideration Area are there no major constraints to development.							
PDL	Brown								
Sustainability comments		Development at the site could result in the loss of local educational facilities which also provide local employment opportunities. Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport facilities (buses and trains), and secondary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), development could regenerate an area of previously developed land, however as the site is predominantly greenfield land, development has the potential for a minor negative effect on landscapes.							
Estimated Yield		Density	35 DpH	Site Size	2.004 ha	Net site area	90%	Approximate Yield	542
		As the site not in close proximity to a centre, a density of 35 DpH is justified. Due to the regular shape and minimum constraints a net site area of 90% is considered appropriate for a site of this size.							
Phasing		10-15 years		As the site currently comprises a functioning school, therefore the site is not available in the short term.					
Recommendation		As the site has no major constraints it is considered the site could have potential for development.							
Carried forward to the strategic fit stage									

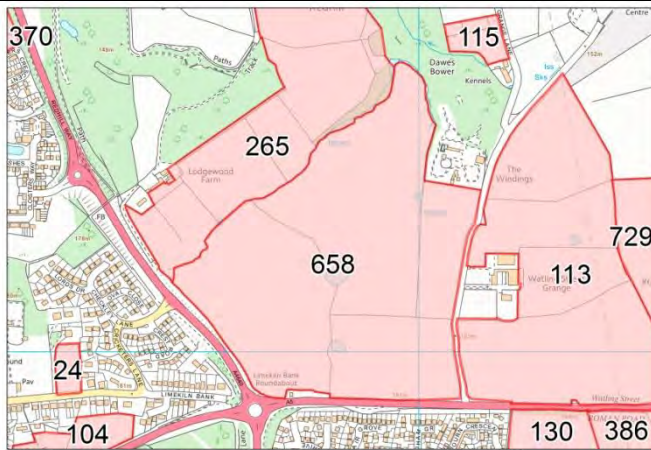
SHLAA ID	654	Site Address	Land at Wrockwardine Site 2, Wrockwardine						
									
Description of the site		<ul style="list-style-type: none"> • The site is currently used for agricultural purposes • It is Greenfield • The site is regular shaped with a wider portion towards the south eastern end • The site is flat • The impact of additional traffic in the village may act as a constraint on development, the site is adjacent to listed buildings and is within a conservation area. • The site is within the centre of Wrockwardine village 							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site lies within a Conservation Area and is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	25 DpH	Site Size	0.88	Net site area	80%	Approximate Yield	17
		<p>Site density has been determined by the rural location of the site, the lack of access to public transport opportunities and the lack of local facilities and services. The site is also adjacent to listed buildings and within a conservation area so densities will need to reflect this.</p> <p>Net site area has been determined by the rural location of the site and the need to provide development in keeping with its surroundings.</p>							
Phasing		5-10		The need to mitigate conservation issues, traffic impacts and the provision of services will need to be addressed.					

Recommendation	It is considered the site could have potential for development, however capacity is likely to be reduced given the heritage issues identified.
Carried forward to the strategic fit stage	

SHLAA ID		655		Site Address		Land North of 3 Golf Links Lane			
									
Description of the site		<ul style="list-style-type: none">• Site is greenfield• Site is irregular yet level• Constraints are impact on highway, existing trees, adjacent school and cricket ground in terms of noise etc. Site within green network.• Site is located in urban area, near Wellington Market Town							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains). The site is within reasonable walking distance to existing local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land in an urban area, development has the potential for a minor negative effect on townscape.							
Estimated Yield		Density	45 DpH	Site Size	2.983 ha	Net site area	65%	Approximate Yield	87
		As the site is located near Wellington Market Town in the urban area a density of 45 DpH is expected. Net site area has been reduced to 65% to address trees, buffer from school and playing fields, residential properties.							
Phasing		0-5 years		No issues to delay development					
Recommendation		It is considered the site could have potential for development as there are no major constraints for development.							
Carried forward to the strategic fit stage									

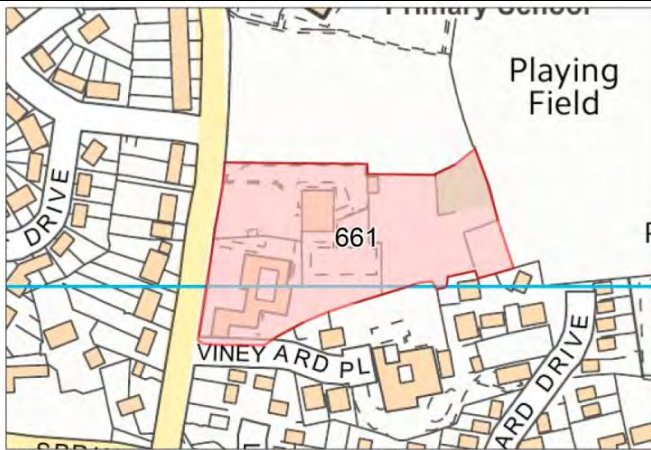
SHLAA ID	656	Site Address	St Patricks Primary School, North Road						
 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>									
Description of the site		<ul style="list-style-type: none"> • Site is playing field to St Patricks Primary School • Site is a diamond shape • Constraints are loss of playfield, noise, impact on highway and new access, layout. Site is all green network. • Site is located in urban area 							
PDL	Brown								
Sustainability comments		<p>Development could hinder any future expansion of the adjacent school. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as the site is greenfield land within the urban area development has the potential for minor negative effects on townscape.</p>							
Estimated Yield		Density	45 DpH	Site Size	0.625 ha	Net site area	75%	Approximate Yield	21
		Due to its location and size a density of 45 DpH is expected. The net site area has been reduced to address buffer to school, distance from dwellings and shape of site.							
Phasing		0-5 years		New access might cause some delay					
Recommendation		This site is considered unsuitable due to problems with access, and the use forming an existing school playground.							
Not suitable									

SHLAA ID		657		Site Address		John Fletcher Junior School & Madeley Infants School, Upper Road			
									
Description of the site		The 2,5 ha site in Telford Urban Area is regular shaped and currently locates a school including open space. The site is adjacent to existing residential development and north of a World Heritage Site and Instability Zone. A District Centre is within walking distance to the north of the site. The site is in a mining consideration area and next to a Conservation area and World Heritage Site.							
PDL	Brown								
Sustainability comments		Development could result in the loss of educational facilities that also provide local employment opportunities. Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and recreational space. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as the site is predominantly previously developed land it is considered to have potential for a minor positive effect on the townscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	40 DpH	Site Size	2.471 ha	Net site area	75%	Approximate Yield	74
		As the site is well connected to a centre a density of 40 DpH is considered appropriate. As the site has to plan for access roads a net site area of 75% is justified.							
Phasing		5-10 years		As the site currently locates a school the site is expected to come forward in the medium long term.					
Recommendation		Although development of the site will result in the loss of school, the site does not have any major constraints. Therefore, it is considered the site could have potential for development.							
Carried forward to the strategic fit stage									


SHLAA ID		658		Site Address		Land north of Redhill, Watling Street			
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Description of the site		A large agricultural site split into several fields. The site is on the fringe of and just outside the urban area. The site has 3 small ponds across it. To the north of the site there is a wildlife site. The site has two major roads adjacent to it, the A5 Watling Street to the south and the A4640 to the west. To the east of the site there is a narrow access track to the Granville Landfill site. There is a roundabout to the south of the site where these join.							
PDL	Green								
Sustainability comments		Given its size, the site can deliver a large amount of new housing. Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and educational facilities. The site is within reasonable walking distance to local centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a naturist club with the potential for minor negative effects arising from conflicting neighbouring land uses, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there are no significant negative effects; potential for residual neutral effect. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site is adjacent to a Scheduled Monument and as such will require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; however development may alter the setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise. Any increased traffic as a result of development may negatively affect traffic constraints around Limekiln Bank Roundabout. Development at the site would result in the permanent loss of best and most versatile agricultural land (Grades 2, 3a and 3b).							
Estimated Yield		Density	30 DpH	Site Size	30.753 ha	Net site area	60%	Approximate Yield	553

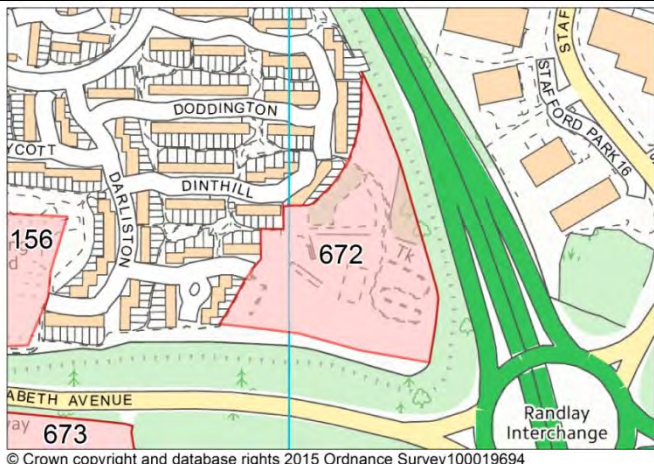
	As a large site on the edge the edge of Telford, a density of 30 across the site is assumed. The site would need to have infrastructure put in and mitigate the loss of green space. Therefore a low net site area is assumed.	
Phasing	5-15 years	As the site is green field there are relatively few constraints. The site will however require infrastructure to be put in place before development can be delivered and therefore the site could not come forward until midway/later in the plan
Recommendation	As a site on the edge of the urban area the site, it is considered the site could have potential for development. However, any scheme on the site would have to deal with the loss of green space and mitigate this. Also issues over access and landscaping are key issues to be addressed.	
Carried forward to the strategic fit stage		

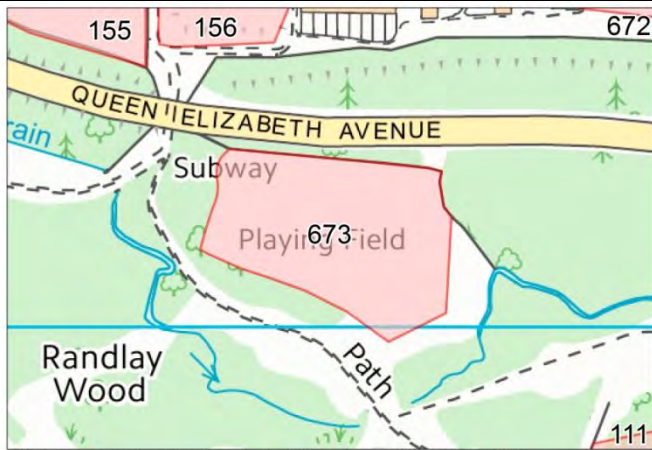
SHLAA ID	660	Site Address	Highfield House, Wrekin Road						
<p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>									
Description of the site		<ul style="list-style-type: none"> • Site is greenfield • Site is irregular, level • Constraints: access may require mitigation, existing vacant building on site, trees, neighbouring residential development. Listed Building adjacent site. • Site is located in Wellington, near market town and service etc 							
PDL	Green								
Sustainability comments		<p>Development could result in the loss of existing employment land (council offices). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities. The site is within reasonable walking distance to existing public transport modes (buses and trains), market town centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space.</p> <p>Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is predominantly previously developed land, development has the potential for a minor positive effect on townscape.</p>							
Estimated Yield		Density	45 DpH	Site Size	0.632 ha	Net site area	85%	Approximate Yield	24
		<p>Due to its location in the urban area a density of 45 DpH is expected. The net site area has been reduced to 85% address trees, shape of site, layout of neighbouring dwellings.</p>							
Phasing		0-5 years		No significant delays to deliverability					
Recommendation		It is considered the site could have potential for development due to there being no major constraints that cannot be mitigated.							
Carried forward to the strategic fit stage									

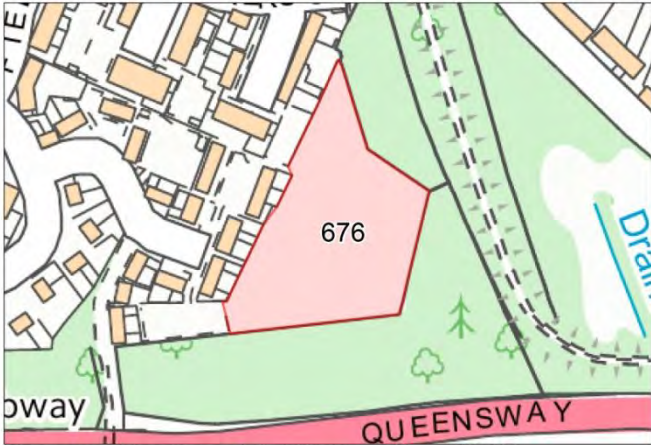
SHLAA ID	661	Site Address	Land off North Road, Wellington						
 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>									
Description of the site		<ul style="list-style-type: none"> • Site former employment site (learning centre) and residential care Is it • Site is mostly greenfield land • Constraints: trees, impact on highway, access mitigation required, existing care home buildings, removal of vacant building. 							
PDL	Green								
Sustainability comments		<p>The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing strategic footpaths. The site is within reasonable walking distance to existing public transport modes (buses and trains), market town centre services and facilities, educational facilities and strategic cycle routes. The site is adjacent to an existing recreational area. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains an area of previously developed land, however as it is predominantly greenfield land, development has the potential for a minor negative effect on landscapes.</p>							
Estimated Yield		Density	45 ph	Site Size	1.267 ha	Net site area	65%	Approximate Yield	37
		<p>Due to the size and its location in Telford urban area a density of 45 DpH is excepted.</p> <p>Net site should be reduced to allow for trees, existing care homes and shape of site.</p>							
Phasing		0-5 years		No delays expected					
Recommendation		It is considered the site could have potential for development due to there being no major constraints that cannot be mitigated.							
Carried forward to the strategic fit stage									

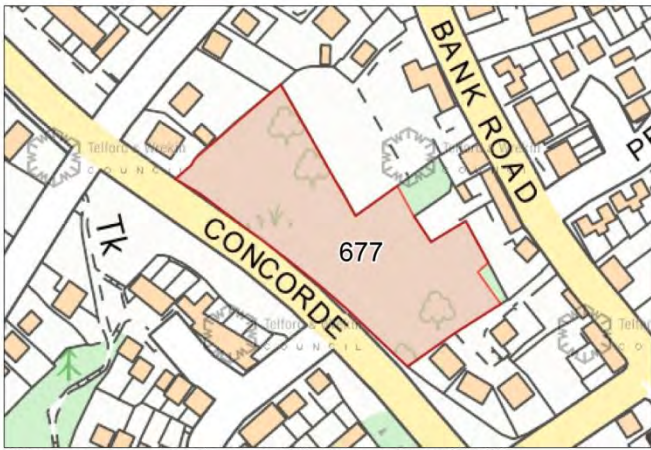
SHLAA ID	662	Site Address	Land off Glovers Way, Shawbirch						
<p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>									
Description of the site		<ul style="list-style-type: none"> • The site is green open space • The site is Greenfield • The shape is irregular with a long strip of frontage off the B5063 • The site is flat • There are no constraints to development • The site is located in the urban area to the north of Shawbirch 							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	35 DpH	Site Size	0.63 ha	Net site area	95%	Approximate Yield	21
		<p>Site density has been determined by the location of the site on the edge of the built up area, lack of public transport opportunities and the need to provide development that is in keeping with its surroundings. Net site area has been determined by the size of the site.</p>							
Phasing		0-5		The site is well connected to the local road network, it has little constraints to development.					
Recommendation		The site is well connected to the local road network, it has little constraints to development. It is considered the site could have potential for development.							
Carried forward to the strategic fit stage									

SHLAA ID		665		Site Address		Land off Glade Way, Shawbirch - Site 2			
									
Description of the site		<ul style="list-style-type: none">• The site is currently green open space• The site is Greenfield• The site is regular shaped• The site is flat• There are no constraints to development• The site is located in Shawbirch off Glade Way							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of existing recreational space however there is alternative recreational space within 800m. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints around Shawbirch Roundabout.							
Estimated Yield		Density	40 DpH	Site Size	0.95	Net site area	90%	Approximate Yield	34
		Site density has been determined by location of the site and the level of access to existing facilities and services. Net site area has been determined by the location of the site good access to the local highway network and range of facilities provided locally.							
Phasing		0-5		The site is well located and has little constraint to development.					
Recommendation		The site is located in the middle of an existing residential area and enjoys access to a good range of services and facilities. It is considered the site could have potential for development.							
Carried forward to the strategic fit stage									


SHLAA ID		672		Site Address		Land off Dinthill, Hollinswood			
									
Description of the site		The site is located in the Urban Area of Telford and currently functions as open space, hosting sports fields. The site is 2.4 ha, regular shaped and fairly level. It has not previously been developed. A Local Centre is within walking distance to the site, which is adjacent to existing development. Apart from the site being in a Mining Consideration Area are there no major constraints to development.							
PDL	Green								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing bus services and local centre services and facilities. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. The site is within 200m of a Local Wildlife Site, an existing road lies between the sites, mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	40 DpH	Site Size	2.4 ha	Net site area	75%	Approximate Yield	72
		As the site is in close proximity to a centre, a density of 40 DpH is justified. Due to the regular shape and minimum constraints a net site area of 75% is considered appropriate for a site of this size.							
Phasing		0-5 years		As there are no constraints for this Greenfield site to come forward, it could be delivered in the short term.					
Recommendation		As the site has no major constraints it is considered the site could have potential for development.							
Carried forward to the strategic fit stage									

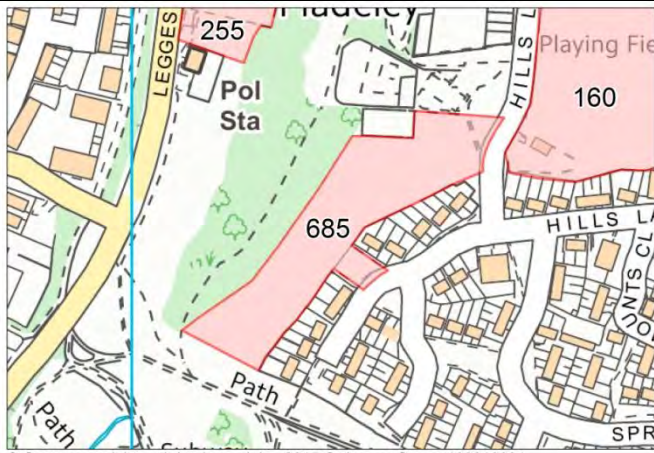
SHLAA ID		673		Site Address		Land off Queen Elizabeth Avenue, Hollinswood			
									
Description of the site		The site is located in the Urban Area of Telford and currently functions as open space, being marked as playing field. The site is just over 1 ha in size, regular shaped and fairly level. It has not previously been developed. A Local Centre is within walking distance of the site, although a subway underneath Queen Elizabeth Avenue needs to be taken. It is not adjacent to existing development, and not connected to the road network. Apart from the site being in a Mining Consideration Area does the site fall within a 250m buffer of a Landfill Site and is adjacent to a Wildlife Site.							
PDL	Green								
Sustainability comments		Development at the site may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is still the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	1.047 ha	Net site area	90%	Approximate Yield	33
		As the site is not in close proximity to a centre, a density of 35 DpH is considered appropriate. Due to the regular shape and minimum constraints a net site area of 90% is justified for a site of this size.							
Phasing		5-10 years		As the site is not connected to the road network, it could be delivered in the medium-long term.					
Recommendation		As the site is located isolated from existing development without road access the site is not considered suitable for development.							
Not Suitable									

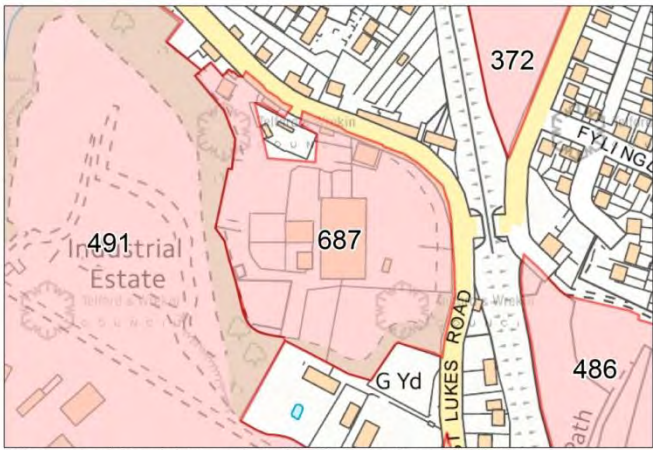
SHLAA ID		676		Site Address		Land off Stonebridge Close, Aqueduct			
									
Description of the site		The site is located in the Urban Area of Telford and currently functions as open space. The site is 0.6 ha in size, regular shaped and fairly level. It has not previously been developed. A Local Centre is located more than 800m from the site. Apart from the site being adjacent to existing development to the east, it is surrounded by open space. Although road links exist, they are not optimum. There are no major constraints to development of this site.							
PDL	Green								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources, however it is recognised that development could reduce the extent of the negative effect by avoiding this small area of the site. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, a road exists between the sites and mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.							
Estimated Yield		Density	35 DpH	Site Size	0.592 ha	Net site area	95%	Approximate Yield	19
		As the site is not in close proximity to a centre, a density of 35 DpH is considered appropriate. Due to the regular shape and minimum constraints a net site area of 95% is justified for a site of this size.							
Phasing		0-5 years		As it is a small site with little constraints, it could be delivered in the short term.					
Recommendation		Access to the site is an issue and therefore the viability could be affected.							
Carried forward to the strategic fit stage		There are no major physical constraints for this site to be developed, and therefore the site could have potential for development.							

SHLAA ID	677	Site Address	Land of Concord, Dawley Bank						
									
Description of the site		<ul style="list-style-type: none"> The site is currently called Jubilee wood and is currently used for public recreational space. The site is part of the green network; however it should be considered Brownfield. The site is a small site and is quite angular due to housing surrounding the site. The topography around the site appears to be flat but it appears too raised in places due to mining in the area and some of this could be concealed by the trees. The constraints to development are that it is part of the green network and removing it may result in broken linkages in the area. Another constraint is that it is located near mineshafts and the coal authority will have to be consulted before a planning application is submitted. The site appears to be well connected with B4373 nearby. Other facilities include spaces for recreation such as the playing fields and Ladygrove Primary School and local centre. 							
PDL	Brown								
Sustainability comments		<p>Development at the site may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and strategic footpaths. The site is within reasonable walking distance to local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of greenfield land partially within the Green Network, it is recognised that development could avoid this area and reduce the significance of the negative effects. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.</p>							
Estimated Yield		Density	40 DpH	Site Size	0.699 ha	Net site area	90%	Approximate Yield	25
		Due to the constraints of the site and irregular shape of it a density of 30 is considered justified.							

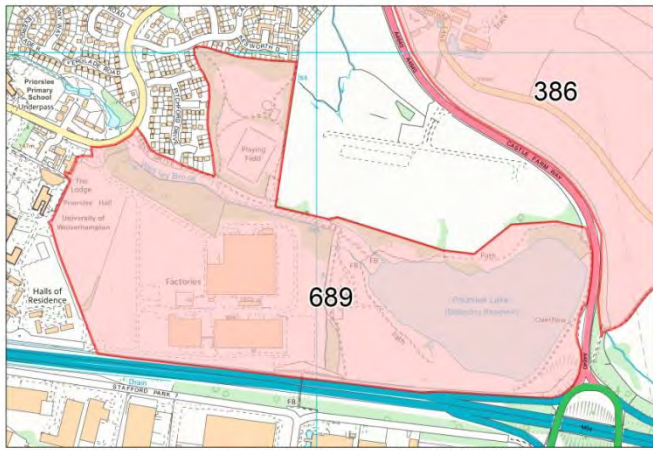
Phasing	5 years	Due to the size of the site it would be delivered within 5 years, however some time might be taken to access if the site has any instability issues because of the mines or if it needs to be remediated.
Recommendation	The site is located within the urban area with a potential access road adjacent to it. The site could therefore have potential for development. Constraints around former mining on the site and the loss of green space would need mitigating.	
Carried forward to the strategic fit stage		

SHLAA ID		679		Site Address		Land off Newlands Road, Oakengates			
						 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>			
Description of the site		As relatively small site on the junction of Newlands Road and Station Road. The site is currently open grassland with a small play area on it. Previously the site has been used in conjunction with a near by iron works/foundry and had railways crossing it. As part of these previous uses part of the site has landfill on it and potential contamination that comes with that. There is also evidence of a historic mineshaft on the site. The site slopes up away from the road junction. On the eastern edge of the site there is dense woodland before the A442 Queensway. The site is in close proximity to Oakengates Centre.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities. The site is within reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.							
Estimated Yield		Density	40 DpH	Site Size	0.582 ha	Net site area	70	Approximate Yield	16
		As an accessible site in the urban area, close to a district centre, a higher density is considered appropriate. A lower net site area has been applied due to the constraints left by the former uses on the site. There may also be the need to mitigate the loss of open space and play equipment on the site.							
Phasing		5 -10 Years		The site has numerous physical constraints which may affect its viability. An innovative scheme could be delivered on the site however it is considered that this would not be viable until later in the plan.					
Recommendation		Although the site has numerous ground constraints, as an accessible site close to the Oakengates Centre, the site could have potential for development with an innovative design that mitigates the constraints.							
Carried forward to the strategic fit stage									

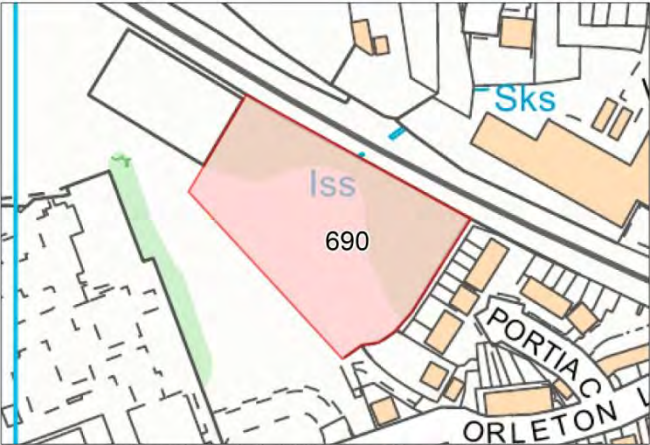
SHLAA ID		685		Site Address		Land off Hills Lane, Madeley			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		The site is located in the Urban Area of Telford and currently functions as open space. The site is 1.1 ha in size, regular shaped and fairly level. In the past it located a railway line and is therefore Brownfield. A Local Centre is located within walking distance from the site, with a District Centre in close proximity as well. The site is adjacent to existing development to the east, and open space to the west. The site falls partly within a 250m buffer to a Landfill Site. Buffer							
PDL	Brown								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	40 DpH	Site Size	1.118 ha	Net site area	90%	Approximate Yield	40
		As the site is in close proximity to a centre, a density of 40 DpH is considered appropriate. Due to the regular shape and minimum constraints a net site area of 90% is justified for a site of this size.							
Phasing		0-5 years		As it is a small site with little constraints, it could be delivered in the short term.					
Recommendation		As a site with few constraints and in close proximity to the district centre, the site could have potential for development.							
Carried forward to the strategic fit stage									

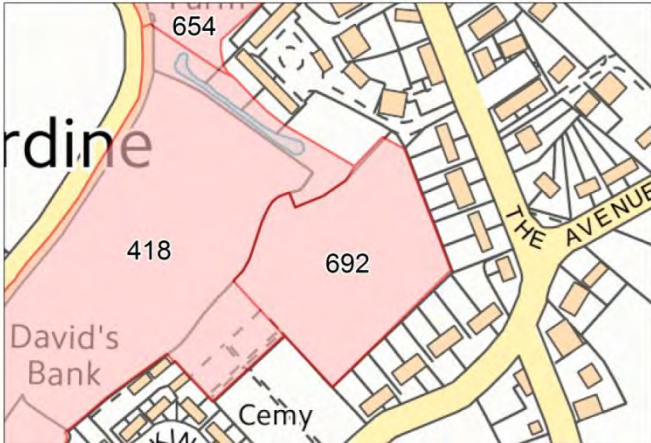
SHLAA ID	687	Site Address	Doseley Industrial estate, St Luke's Road					
								
Description of the site		<ul style="list-style-type: none"> The site currently has a factory located on it and is designated for employment use. The site has been classified as Brownfield land. The site is slightly oval and almost shaped like a 'teardrop' due to the curvature of St Luke's Road. The topography of the site appears to be very flat. The site itself and the sites around it are designated for employment use which will hinder the site achieving a viable scheme. The site located within an industrial site where there is poor access on to the site and it has to be shared with another industrial site. The site is located within a mining consideration area and has a mineshaft located in the centre. The site is also has a landfill buffer zone designation due to part of the site having used to be a landfill site. A minor constraint associated is a TPO sitting on the site. The site is located within the urban area of Doseley. 						
PDL	Brown							
Sustainability comments		<p>Development could result in the loss of existing employment land. Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network, though it is recognised that if development were to avoid these small areas on the border of the site then the significance of the negative effect could be reduced. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however the site is predominantly previously developed land, development has the potential for minor positive effects on the townscape. The site is adjacent to two Listed Buildings, mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>						
Estimated Yield	Density	35 DpH	Site Size	2.42 ha	Net site area	85%	Approximate Yield	72

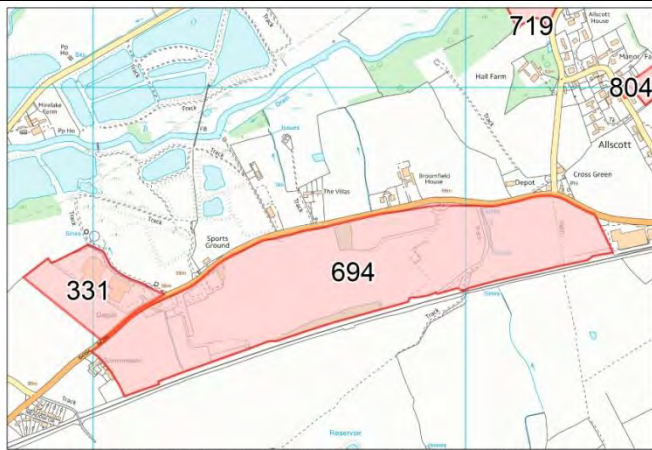
	<p>This site is located near Ladygrove Primary school which is 265 yards away and has excellent access to recreational spaces such as a golf course. The site is in close proximity to a town centre with it only being 429 yards away.</p> <p>The site has a number of constraints that give the site a low net site area. The major constraints are its location such as the mineshaft located on the site, part of the site previously being a landfill and the site being located on industrial estate.</p>	
Phasing	10-15	Due to where the site is situated will make housing difficult to implement due to the poor access for this industrial site and other sites located next door. To create new road infrastructure could prove too costly and time consuming.
Recommendation	<p>The site is faced with a number of constraints which can restrict development commencing on the site, the site being designated as an employment site in a heavily employment orientated site will make a residential area look out of place and would cause issues. Minor considerations such as having a TPO tree and a mining consideration status are constraints that a developer should consider when developing this site.</p>	
Not suitable		

SHLAA ID	689	Site Address	MU02 residual of Celestica application
			
Description of the site		<p>The site is located east of the University of Wolverhampton in the Urban Area of Telford and currently functions as open space. The site is over 50 ha in size, regular shaped and fairly level. The site locates several factory buildings, open space and a water reservoir comprising the east of the site. A Secondary School is being developed on the northern part of the site. A Local Centre is located in close proximity to the site. In the east of the site are located a Flood Zone 3 area and a Scheduled Ancient Monument. The east half of the site is also a Wildlife Site. There are several Tree Preservation Orders on the site, with larger areas in the west. The site is also a Mining Consideration Area and locates a mineshaft.</p>	
PDL	Brown / Green		
Sustainability comments		<p>The site could deliver employment growth in a strategic employment area as identified in the Proposed Housing and Employment Sites Document (2014). The site could also deliver housing as part of mixed use development. Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities and strategic cycle routes. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of 3 recreational areas, and the site is beyond reasonable walking distance to alternative provisions of recreational space. The site contains a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. The site contains a Scheduled Monument and lies within a Conservation Area; development may alter the setting with the potential for a minor negative effect on heritage; mitigation provided through the Local Plan and available at the project level should ensure that there will be no major significant negative effects.</p>	

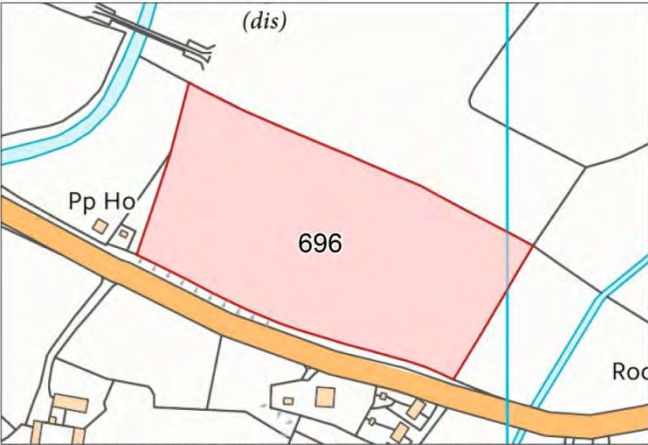
Estimated Yield	Density	30 DpH	Site Size	50.305 ha	Net site area	30%	Approximate Yield	452
	As it is a large site, a density of 30 DpH is expected as a minimum. Due to the large number of constraints and recent development on the site, the net site area is reduced to 30%.							
Phasing	10-15 years		As the site currently locates factory buildings which are in use, above the numerous constraints, it is phased for the long term.					
Recommendation	As there are multiple major constraints to development on most parts of the site, it is not considered suitable to come forward.							
Not suitable								

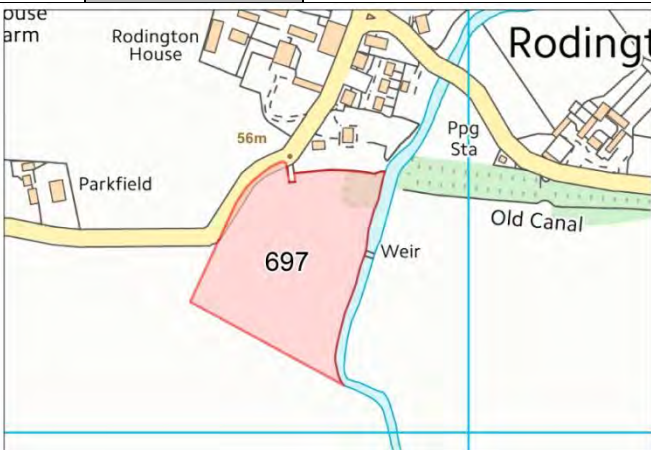
SHLAA ID		690		Site Address		Land at Orleton Park School - 2			
<div></div> <div>© Crown copyright and database rights 2015 Ordnance Survey 100019694</div>									
Description of the site		<ul style="list-style-type: none">• The site is green open space• The site is Greenfield• The site is regular shaped but slightly wider at one end• The site is flat with a slight slope towards the rail line• The site is partially covered by the monuments layer (archaeological), Access to the site would be through third party land• The site is located to the south of the rail line within the urban area and close to Wellington							
PDL	Green								
Sustainability comments		<p>The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, market town centre services and facilities, secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. Development at the site could result in the loss of green infrastructure within the Green Network. The site has been identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development; however the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on landscapes.</p>							
Estimated Yield		Density	40 DpH	Site Size	0.76 ha	Net site area	80%	Approximate Yield	24
		<p>Site density has been determined by the constrained nature of the local highway network, the proximity of the site to services and facilities. Net site area has been determined by the proximity of the site to the existing rail line and the need to maintain a buffer to reduce noise issues.</p>							
Phasing		0-5 years		<p>Provided third party access can be secured for access to the site there are no other major constraints to the site coming forward. The design and location of the site could affect the viability due to the proximity of the rail line</p>					
Recommendation		<p>The site is connected to local facilities and services and is close to Wellington centre and therefore could have potential for development. Access to the site would need to be addressed.</p>							
Carried forward to the strategic fit stage									

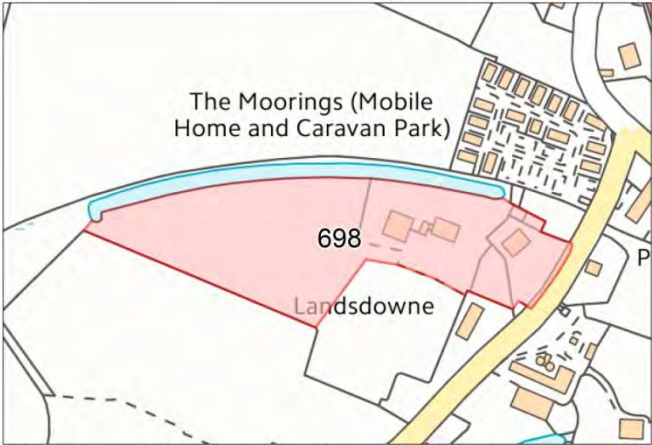
SHLAA ID		692		Site Address		Land at Wrockwardine Site 1			
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Description of the site		<ul style="list-style-type: none">• The site is currently used for agriculture• The site is Greenfield• The majority of the site is regular shaped with an irregular northern border• The site is flat• The constrained nature local road network towards the north of site would require mitigation• The site is located on the fringe of Wrockwardine Village							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site lies within a Conservation Area and is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	20 DpH	Site Size	0.92 ha	Net site area	90%	Approximate Yield	16
		Site density has been determined by the rural location of the site, the lack of public transport opportunities and the lack of facilities and services. Net site area has been determined by the size of the site and the likely need to provide facilities on site.							
Phasing		5-10			The constrained nature of the local highway network would need to be mitigated and access through third party land would need to be secured.				
Recommendation		Provided the constrained nature of the local highway network could be addressed and site access could be agreed then the site could have potential for development.							
Carried forward to the strategic fit stage									

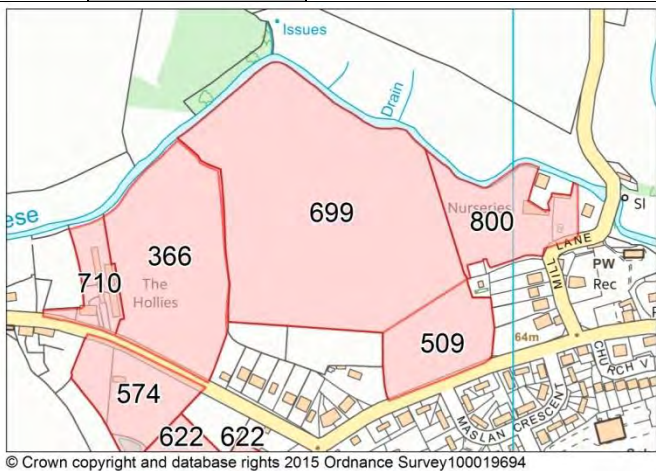
SHLAA ID		694		Site Address		British Sugar			
									
Description of the site		<ul style="list-style-type: none">• The site is PDL as the former British Sugar Site• The site is brownfield• The site is elongated with regular boundaries to the west, south and east and an irregular boundary to the north which follows the contours of the road• The site is flat• Western and eastern portions of the site are within mineral consideration zones and the western tip of the site is within the buffer for a landfill. The local highway network is also constrained.• The site lies to the north of the rail line at Allscott							
PDL	Brown								
Sustainability comments		<p>Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. The site is located within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however given the size of the site and potential number of new houses in the area there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of some green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape.</p>							
Estimated Yield		Density	25 DpH	Site Size	30.2 ha	Net site area	60%	Approximate Yield	453
		<p>Site density has been determined by the rural nature of the location, the lack of access to services, facilities and public transport opportunities. Net site area has been determined by the need to provide facilities on site as well as the need to provide a buffer with the existing rail line.</p>							
Phasing		5-10			The site is PDL and could suffer from contaminated land due to industrial processes which would require mitigation.				

Recommendation	The site is a large rural site on the edge of a rural settlement. The site has previously been developed and therefore development would provide remediation. Therefore the site could have potential for development however there are a large number of constraints that would need mitigating.
Carried forward to the strategic fit stage	


SHLAA ID		696		Site Address		Land at Aqueduct, Longdon-on-Tern			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• The site is Greenfield• The site is regular shaped• The site is flat• A small portion of the site is within flood zones 2 – 3• The site is located between the villages of Long Waste and Longdon on Tern and fronts onto the B5063 to the east of the iron aqueduct							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	25 DpH	Site Size	2.8 ha	Net site area	75%	Approximate Yield	52
		Site density has been determined by the rural location of the site and the lack of access to facilities and services and the poor public transport accessibility from the site. Net site area has been determined by the size of the site and the need to provide facilities on site.							
Phasing		10-15		The rural location of the site and the need to provide services and facilities to meet the needs of an expanding rural community.					
Recommendation		The site is on the edge of a rural settlement with the potential for direct access. Therefore the site could have potential for development, issues over the isolated nature of the site and landscape would need addressing. It would also significantly change the setting of the village and affect existing development.							
Carried forward to the strategic fit stage									


SHLAA ID		697		Site Address		Land at Weir, Rodington					
											
Description of the site				<ul style="list-style-type: none">• The site is currently used for agricultural purposes• The site is Greenfield• The site is regular shaped and flat• A small portion of the site in the eastern fringe is within flood zone 2-3• The site is located on the southern fringe of Rodington, which has limited facilities.							
PDL		Green									
Sustainability comments				<p>Development may hinder future access to and use of mineral resources. The site is located within the Monkmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as having low constraint. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>							
Estimated Yield				Density	25 DpH	Site Size	2.02 ha	Net site area	75%	Approximate Yield	37
				<p>Site density has been determined by the lack of access to facilities, services and public transport opportunities as well as development in keeping with its surroundings.</p> <p>Net site area has been determined by a small portion of the site being in Flood Zone 2-3.</p>							
Phasing				10-15		The location of the site, need to mitigate the impact of additional traffic on the local highway network. Achieving development that compliments the existing village in scale and in kind.					
Recommendation				The site is located on the edge of an existing village and could have potential for development as long as appropriate mitigation measures were put in place.							
Carried forward to the strategic fit stage				The size of development would significantly change the setting of the village, which needs consideration.							

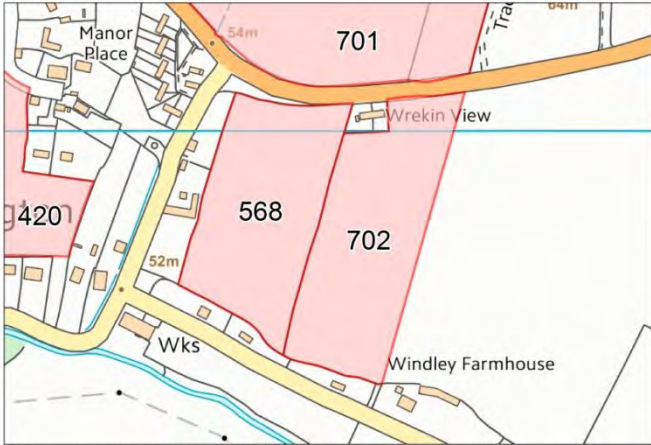
SHLAA ID		698		Site Address		Land at The Moorings, Long Lane			
		 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>							
Description of the site		<ul style="list-style-type: none">• The site is currently used as grazing land and has an existing residence and some farm buildings• The site is Greenfield/brownfield• The site curves round the line of the old canal coming to a point in the west• The site is flat• The site has no constraints to development other than potential existing commercial uses (to be confirmed)• The site is located to the west of Long Lane							
PDL	Green/ Brown								
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	1.95 ha	Net site area	80% (1.56)	Approximate Yield	39
		Site density has been determined by the lack of access to facilities , services and public transport opportunities. The net site area has been determined by the need to consider the proximity of the old canal as well as appropriate landscaping given the rural location.							
Phasing		10-15		The lack of facilities and services in the local area would need to be considered					
Recommendation		The site is close to an existing settlement and well connected to the local highway network therefore the site could have potential for development, however there is little in the way of services and facilities close to the site and this will need addressing.							
Carried forward to the strategic fit stage									


SHLAA ID		699		Site Address		Land adjacent to site 509, opposite Tibberton shop			
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Description of the site		The site is located north of Tibberton, on land between the village and the River Meese. The topography of the site is predominantly flat and is bounded by low hedges and some existing residential development. The site is currently in agricultural use. The main constraint is access. A northern portion of the site is affected by Flood risk.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	20 DpH	Site Size	6.2 ha	Net site area	70%	Approximate Yield	82
		Given the peripheral location and the character of the locality (open land/low density housing), a relatively lower density would ensure development would be in keeping with the character of the surroundings.							
		The site is fairly regular in shape and topography. No permanent features appear to exist on site. An allowance has been made to account for potential flood risk issues. Some allowance may be also needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. Some additional open space may also be required to meet the needs of residents. A site area allowance (30%) has therefore been applied.							

Phasing	0-5 years	Located behind site 509. Until site 509 is brought forward it would appear difficult to bring this site forward. Small area of the site falls within a flood zone area however a large site like this could easily mitigate this.
Recommendation	Based on the available evidence, there would be no obvious site-specific constraints that would prevent delivery of this site. However, the site is not well related to the existing built-up area and would create a large housing estate on the edge of the village extending out into the countryside.	
Not suitable		


SHLAA ID		700		Site Address		North West of Horton Farm			
									
Description of the site		<ul style="list-style-type: none">• Site is greenfield/agricultural land• Irregular shape, level• Flood zones 2 and 3 running through middle of site• Located on urban fringe, impact on highway, impact on landscape – grade 3a land.							
PDL	Green								
Sustainability comments		<p>Housing at this site would be located within an existing strategic employment area, and may hinder the future expansion of employment development in this area. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site would result in the loss of green infrastructure (outside the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land on the edge of an urban area; potential for a minor negative effect. The site contains an area of flood risk that runs centrally through the site, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at this site would also result in the permanent loss of best and most versatile agricultural land (Grade 3a).</p>							
Estimated Yield		Density	25 DpH	Site Size	3.242 ha	Net site area	45%	Approximate Yield	36
		<p>A density of 25 DpH is selected because of the rural location. Net site area has been reduced to address site shape and flood area.</p>							
Phasing		0-5 years		No constraints to delay delivery					
Recommendation		Within this location on the edge of the urban area the site could have potential for development, however the site has several constraints such as grade 3a agricultural land, flood risk, highway mitigation, poor connections, located in employment area that would need mitigating.							
Carried forward to the strategic fit stage									


SHLAA ID		701		Site Address		Land north of Crudgington, east of A442			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes and fairly flat.• The site is irregular with a smaller portion jutting out towards the south east of the site.• There are no significant constraints to development other than the impact of additional traffic on Crudgington Cross Roads• The site is located to the north of Crudgington village							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing primary educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	25 DpH	Site Size	15.28 ha	Net site area	75%	Approximate Yield	286
		Site density has been determined by the location of the site and the lack of access to good public transport opportunities. Net site area has been determined by the need to provide services and facilities on site due to the scale of the development.							
Phasing		10-15		The size, scale and location of the site will affect phasing. The need to mitigate traffic impacts on the local highway network at Crudgington Cross Roads as well as provide facilities and services to meet local needs.					
Recommendation		As a site on the edge a rural settlement the site could have potential for development, however the large size, significant scale of development and location will need mitigating when it comes forward.							
Carried forward to the strategic fit stage									

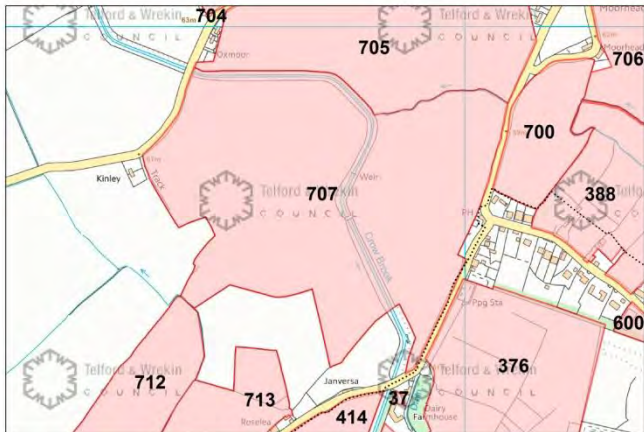
SHLAA ID		702		Site Address		Land east of Crudgington, south of B5062			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• The site is Greenfield• The site is regular shaped with a small indent to the north of the site• The site is flat• The traffic impacts on Crudgington Cross Roads could constrain development• The site is located on the western fringe of Crudgington							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Crudgington Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	2.28 ha	Net site area	75%	Approximate Yield	43
		Site density has been determined by the location of the site and the lack of access to facilities, services and public transport opportunities. The site is on the edge of the village and density should reflect the existing developments. Net site area has been determined by site size and the need to provided services and facilities on site to meet local resident’s needs.							
Phasing		10-15		Site size, location and mitigation of traffic management issues.					
Recommendation		The site is on the edge of the village and although outside of reasonable walking distances it could be connected to facilities and services towards Waters Upton. The issue of Crudgington Cross Roads would need to be sorted out.							
Carried forward to the strategic fit stage									


SHLAA ID		703, 704		Site Address		Land north west of Weald Moors Park, Preston			
									
Description of the site		<ul style="list-style-type: none">• Site are greenfield/agricultural fields and level• Site is square shaped with curved bits. Site is level• Constraints: significant impact on highway, mitigation required, impact on landscape and listed buildings adjacent• Site is located in the rural area							
PDL	Green								
Sustainability comments		<p>703: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing primary educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high sensitivity to housing development. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p> <p>704: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high sensitivity to housing development. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	25 DpH	Site Size	15.344 ha	Net site area	75%	Approximate Yield	287

	A density of 25 DpH is justified given the rural location. Due to the large size of the site, a net site area of 75% is expected	
Phasing	5-10 years	Highway mitigation may delay, site numbers in rural area
Recommendation	As sites on the edge of a rural settlement, the site could have potential for development, however the size and scale would not need be appropriate and it is unlikely all the site would come forward. Any development would have to address the relationship with the existing settlement and the adjacent listed buildings. Accesses to the sites would need improving and the absence of public transport needs addressing.	
Carried forward to the strategic fit stage		

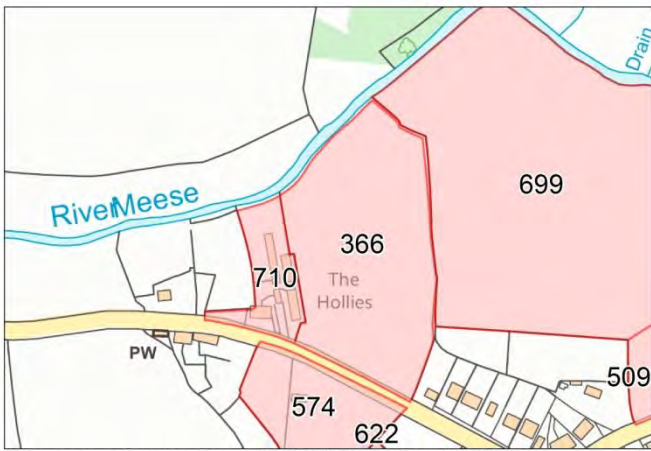
SHLAA ID		705		Site Address		Land west of Moorhead, Preston			
									
Description of the site		<ul style="list-style-type: none">Land is greenfield, agriculturalSite is irregularSite levelSouthern part of site is located in flood zone 2 and 3, impact on highway, hedgerowsSite is located in rural area							
PDL	Green								
Sustainability comments		The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	25 DpH	Site Size	14.545 ha	Net site area	65%	Approximate Yield	236
		A density of 25 DpH is justified given the rural location. Net site area has been reduced to address flood zones 2 and 3							
Phasing		5-10 years		Size of site may delay deliverability somewhat					
Recommendation		As a site on the edge of a rural settlement, the site could have potential for development, however the size and scale would not need be appropriate and it is unlikely all the site would come forward. Any development would have to address the relationship with the exting settlement and the adjacent listed buildings. Accesses to the sites would need improving and the absence of public transport needs addressing.							
Carried forward to the strategic fit stage									

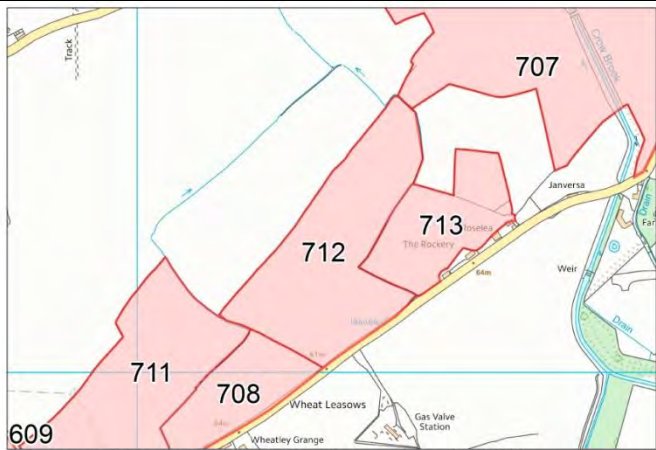
SHLAA ID	706	Site Address	Land east of Moorhead, Preston						
 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>									
Description of the site		<ul style="list-style-type: none"> • Site is greenfield, agricultural • Site is irregular and level • Highway and landscape impacts • Site located in rural area. 							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	25 DpH	Site Size	7.56 ha	Net site area	70%	Approximate Yield	132
		<p>A density of 25 DpH is justified given the rural location. Net site area reduced to 70% to address site shape.</p>							
Phasing		0-5 years		No reason for delay of deliverability					
Recommendation		<p>As a site on the edge of a rural settlement, the site could have potential for development, however the size and scale would not need be appropriate and it is unlikely all the site would come forward. Any development would have to address the relationship with the exting settlement and the adjacent listed buildings. Accesses to the sites would need improving and the absence of public transport needs addressing.</p>							
Carried forward to the strategic fit stage									

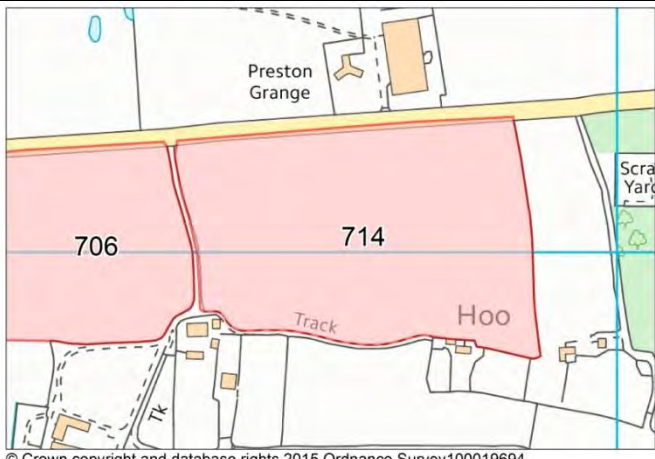
SHLAA ID		707		Site Address		Land opposite Queens Head, Preston			
									
Description of the site		<ul style="list-style-type: none">• Site is greenfield, agricultural• Site is irregular and level• Site lues partially within Flood zone 2 and 3, impact on landscape and highway							
PDL	Green	<ul style="list-style-type: none">• Site is on the urban fringe							
Sustainability comments		Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	25 DpH	Site Size	24.501 ha	Net site area	65%	Approximate Yield	398
		A density of 25 DpH is justified given the rural location. Net site area has been reduced to address area of flooding.							
Phasing		5-10 years		No significant issues apart from flood zone areas					
Recommendation		As a site on the edge of a rural settlement, the site could have potential for development, however the size and scale would not need be appropriate and it is unlikely all the site would come forward. Any development would have to address the relationship with the exting settlement and the adjacent listed buildings. The site would require highway and flooding mitigation. Accesses to the sites would need improving and the absence of public transport needs addressing.							
Carried forward to the strategic fit stage									


SHLAA ID		708, 711		Site Address		Land north of and at Wheat Leasowes/A			
									
Description of the site		<ul style="list-style-type: none">Sites are greenfield, agricultural landSites are irregular but levelConstraints are existing electric pylons (require mitigation buffer), impact on highway and landscapeSite in rural area							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints around Leegomery Roundabout. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).</p> <p>Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints around Leegomery Roundabout. Development at the site could result in the loss of best and most versatile agricultural land (Grades 2 and 3a).</p>							
Estimated Yield		Density	25 DpH	Site Size	10.31 ha	Net site area	60%	Approximate Yield	154


	A density of 25 DpH is justified given the rural location of the site. Net site area has been reduced to 60% to allow for shape of site and pylon buffers.	
Phasing	0-5 years	May be some delay with pylon mitigation
Recommendation	As a site on the edge of a rural settlement, the site could have potential for development. Any development would have to address the relationship with the existing settlement. The site would require highway and flooding mitigation. Accesses to the sites would need improving and the absence of public transport needs addressing.	
Carried forward to the strategic fit stage		

SHLAA ID	710	Site Address	Land and buildings to the north of Cherrington Road, The Hollies, Tibberton						
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Description of the site		<p>The site is located to the west of Tibberton village between Cherrington Road and the River Meese. A number of agricultural buildings are located on site as well as residential uses. A northern portion of the site is affected by flood risk. An outline planning application for two dwellings was granted approval in August 2013 with reserved matters being passed in 2015.</p>							
PDL	Brown								
Sustainability comments		<p>Development at the site could result in the loss of existing employment land. Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>							
Estimated Yield		Density	-	Site Size	-	Net site area	-	Approximate Yield	2
		The site yield matches that of the planning application.							
Phasing		0-5 years		As the site benefits from planning permission, the site could come forward early in the plan period					
Recommendation		The site currently benefits from planning permission.							

SHLAA ID		712, 713		Site Address		Land at Wheat Leasowes B and C			
									
Description of the site		<ul style="list-style-type: none">Greenfield, agriculturalSite irregular but levelContraints are impact on highway, landscape, grade 3a agricultural land							
PDL	Green	<ul style="list-style-type: none">Site is located in rural area							
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints around Leegomery Roundabout. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).							
Estimated Yield		Density	25 DpH	Site Size	11.619 ha	Net site area	70%	Approximate Yield	203
		A density of 25 DpH is justified given the rural location. Net site area has been decreased to 70% to address shape of site.							
Phasing		5-10years		No significant reason to delay development – site size may cause some delay					
Recommendation		The site is considered to have potential for development, however by reason of it being an isolated rural site, with poor connections, landscape and highway issues would require mitigation.							
Carried forward to the strategic fit stage									

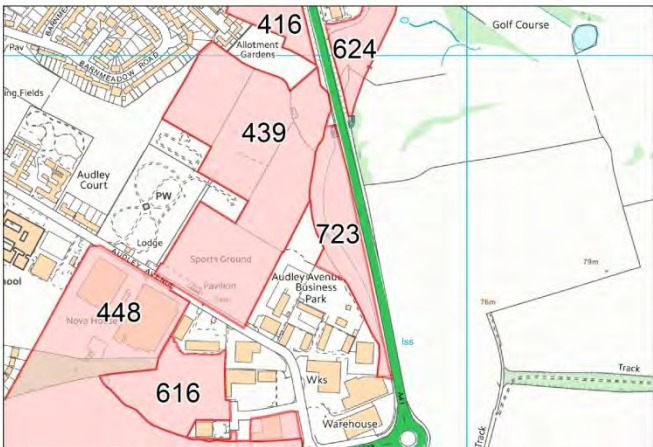
SHLAA ID		714		Site Address		Land at The Hoo			
									
Description of the site		<ul style="list-style-type: none">• Site is greenfield, agricultural• Site is rectangular• Constraints – impact on highway, landscape• Site is located in rural area							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development.							
Estimated Yield		Density	25 DpH	Site Size	5.705 ha	Net site area	75%	Approximate Yield	99
		A density of 25 DpH is justified given the rural location. A net site area of 75% is expected to be delivered given the size of the site.							
Phasing		0-5 years		No significant delays expected					
Recommendation		The site is considered to have potential for development , however the size and scale would not need be appropriate and it is unlikely all the site would come forward. highway and landscape issues would require mitigation.							
Carried forward to the strategic fit stage									


SHLAA ID		716		Site Address		Land at Fairways, Rodington Heath, SY4 4QX			
									
Description of the site		<ul style="list-style-type: none">• The site currently consists of open grazing land and a private residence• The site is Greenfield/brownfield• The site is regular shaped with an indent to the eastern boundary of the site							
PDL	Green/ Brown	<ul style="list-style-type: none">• The site is flat• The impact of additional traffic on the constrained local highway network will need to be considered• The site is towards the edge of the village of Rodington and provides the opportunity for medium scale infill development.							
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Monkmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as having low constraint. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	0.9 ha	Net site area	85%	Approximate Yield	19
		Site density has been determined by the location of the site and the lack of access to services, facilities and public transport opportunities. Net site area has been determined by the size of the site and the lack of onsite physical constraints to development and the shape of the site and the need to provide suitable access.							
Phasing		5-10		Site is located in the village, no major constraints.					
Recommendation		The site is considered to have potential for development. The cumulative impact of traffic from this and other development sites will need to be considered. The site is small / medium size and could accommodate housing to meet village needs.							
Carried forward to the strategic fit stage									

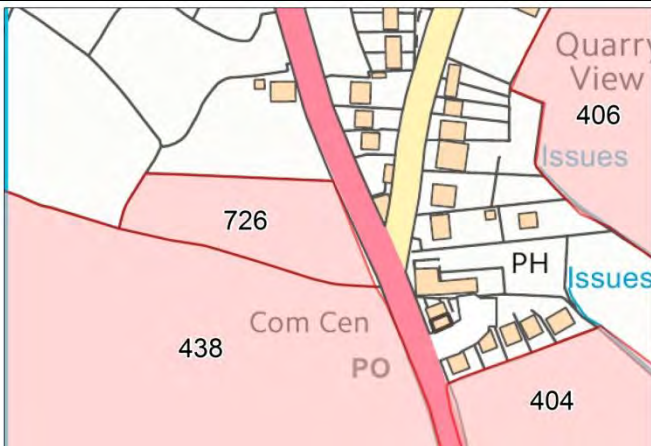
SHLAA ID	719	Site Address	Land at opposite Allscott House						
									
Description of the site		<ul style="list-style-type: none"> • The site is currently used as grazing land • The site is Greenfield • The site is irregular shaped • The site is flat • A significant northern portion of the site is within flood zone 2-3 • The site is adjacent to the village of Allscott 							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is within reasonable walking distance to existing strategic footpaths.</p> <p>Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>							
Estimated Yield		Density	25 DpH	Site Size	1.18 ha	Net site area	70%	Approximate Yield	20
		<p>Site density has been determined by the location of the site and the lack of access to services, facilities and public transport opportunities.</p> <p>Net site area has been determined by flooding constraints and the size of the development site.</p>							
Phasing		10-15	The site is adjacent to Allscott, however there is little in the way of services and facilities close by.						
Recommendation		The site is considered to have potential for development; issues mentioned will need to be mitigated.							
Carried forward to the strategic fit stage									

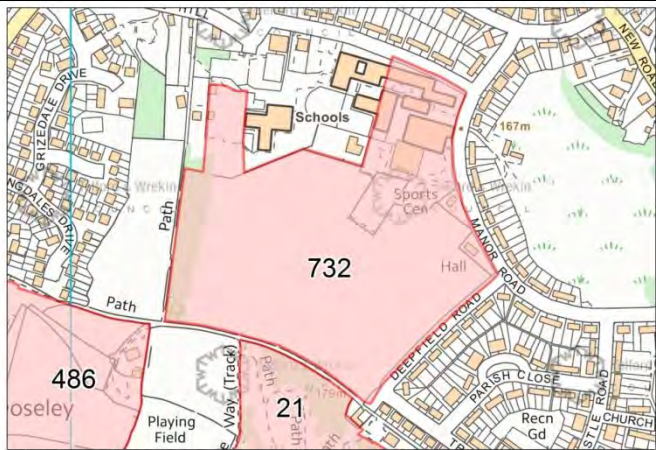
SHLAA ID	721	Site Address	Aston Grove, Moorfield Lane, Newport						
		<p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>							
Description of the site		The site is located adjacent to Woodfield Lane, Newport. An outline planning application (TWC/2013/0777) was granted approval for residential development in December 2013.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services, town centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing bus services and educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	-	Site Size	-	Net site area	-	Approximate Yield	9
		The site yield matches that of the indicative plan from the planning application.							
Phasing		0-5 years		The site benefits from planning permission so could come forward early in the plan period.					
Recommendation		Commentary on why we think the site is suitable or as a summary of the above							

SHLAA ID	722	Site Address	Land South of Aston Grove, Moorfield Lane, Newport						
		<p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>							
Description of the site		The site is located adjacent to Woodfield Lane, Newport. A reserved matters planning application (TWC/2014/0437) was granted approval for 33 dwellings in October 2014.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services, town centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing bus services and educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development and the site is greenfield land. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2).							
Estimated Yield		Density	-	Site Size	-	Net site area	-	Approximate Yield	33
		The site yield matches the reserved matters application.							
Phasing		0-5 years	The site benefits from planning permission and therefore could come forward early in the plan period.						
Recommendation		The site benefits from a current planning consent.							

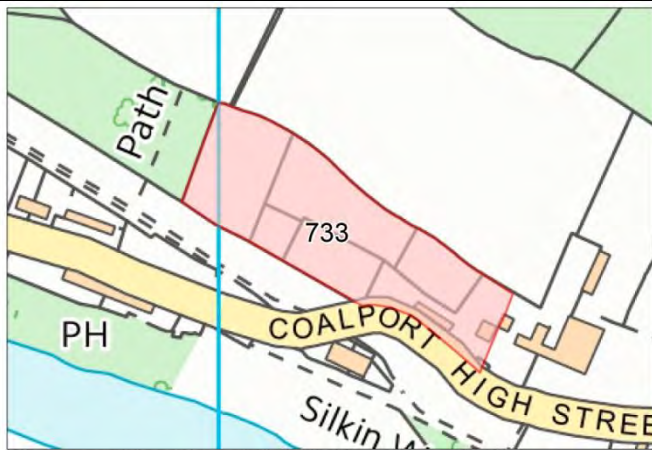
SHLAA ID		723		Site Address		Land East of Audley Avenue, Newport			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		The site is located to the east of Newport built up area, abutting the A41. The site is a narrow strip of grassland with a waterway running along the middle in a north-south direction.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development.							
Estimated Yield		Density	30 DpH	Site Size	2.2 ha	Net site area	50%	Approximate Yield	33
		Given the shape and nature of the site, the potential for residential development is considered to be severely constrained.							
Phasing		5-10 years		Would appear to be a brook passing through the site. Would require site levelling and preparatory works to enable housing development. TPOs on site however a site of this size could easily mitigate against this .					
Recommendation		The site currently performs a useful function as a green buffer between the proposed residential development in the south-eastern art of the Newport and the A41. Site constraints severely impact on deliverability of the site were it considered for development.							
Not suitable									

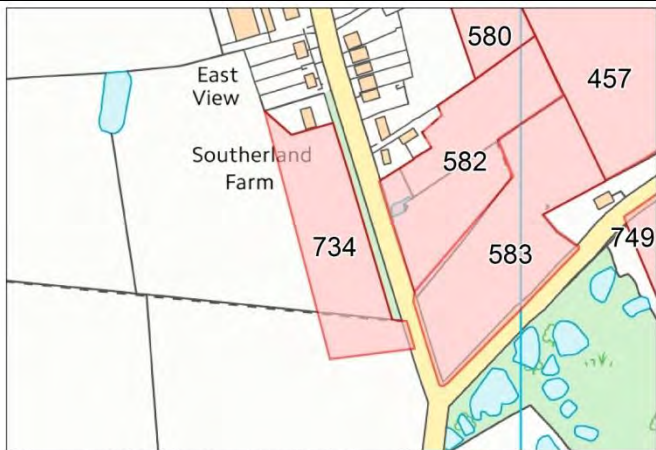
SHLAA ID		725		Site Address		Land adjacent to Hadley Park West			
									
Description of the site		<ul style="list-style-type: none">• Site is a grass field – vacant however got reserved matters pp for 68 dwellings.• Site is rectangular• Site is level• Site is within strategic employment area. Highway impacts.• Site within urban area							
PDL	Green								
Sustainability comments		<p>Housing at this site would be located within an existing strategic employment area, and may hinder the future expansion of employment development in this area. Development at the site may also hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing strategic footpaths and cycle routes. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land on the edge of an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.</p>							
Estimated Yield		Density	35 DpH	Site Size	3.179 ha	Net site area	75%	Approximate Yield	83
		Due to its location in the urban area, a density of 35 DpH is justified. As the site is regular shaped and has little constraints a net site are of 75% is expected.							
Phasing		0-5 years		No issues to delay development					
Recommendation		The site is considered to have potential for development. Development may hinder employment expansion, poor connections, highway impacts would require mitigation.							
Carried forward to the strategic fit stage									

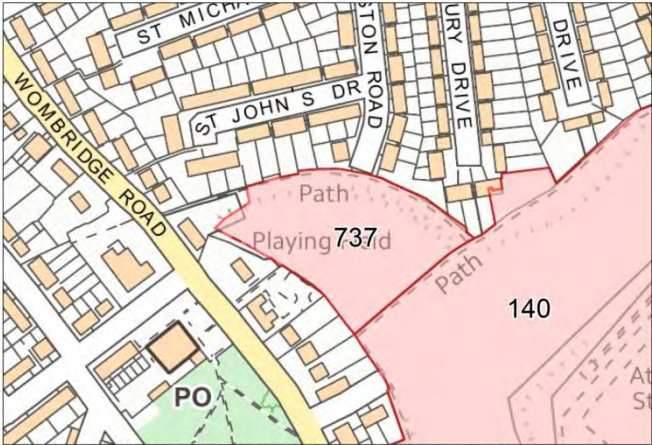
SHLAA ID		726		Site Address		The Beeches South, Waters Upton			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• Is it Greenfield• The site is regular shaped and elongated• The site is flat• Access onto the A442 would be a constraint to development• The site is located to the west of the A442 opposite Waters Upton							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	0.56 ha	Net site area	85%	Approximate Yield	12
		Site density has been determined by the lack of access to a wide range of services, facilities and public transport opportunities. Net site area has been determined by the by the need to provide adequate site access onto the A442.							
Phasing		10-15		The location of the site across the A442 and the need to provide adequate access / crossing points for vehicles and pedestrians will affect the phasing of the site.					
Recommendation		The site is considered to have potential for development, although it has several serious constraints that need addressing. Firstly would building on the site harm the open countryside. Also do traffic speeds need to be reduced in the village, adequate access to the site should be provided and safe crossing points for pedestrians have to be provided.							
Carried forward to the strategic fit stage									

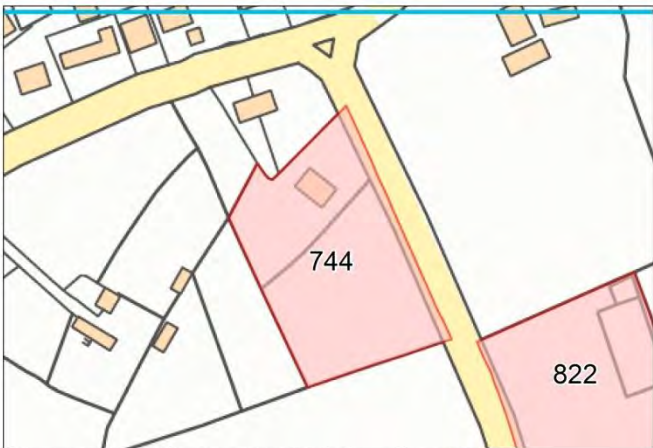
SHLAA ID		732		Site Address		The Former Phoenix secondary School			
						 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>			
Description of the site		<ul style="list-style-type: none">Currently the site is not in use and the on the land sits a derelict school.The land is considered as Brownfield land due to the land being designated a mining consideration area, there are no mine shafts on the site itself however there landmines close to the site boundary.The site is wide at the south of the site and narrows to the north of the site.The topography of the site appears to be flat.The site has a minimal amount of constraints, the only constraint that may restrict development is that it is in mining consideration area and that there is one mineshaft that is on the edge of the site boundary.The site is situated in the heart of Little Dawley in the middle of a residential area.							
PDL	Brown								
Sustainability comments		<p>Development at the site could result in the loss of existing educational facilities which also provide local employment opportunities. Development at the site may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area.</p> <p>Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains an area of previously developed land, however it is predominantly greenfield land within the urban area with the potential for a minor negative effect on townscape.</p>							
Estimated Yield		Density	35 DpH	Site Size	8.284 ha	Net site area	70%	Approximate Yield	202
		<p>This site is in a central location where it is surrounded by residential properties and a good road network which supports the reason for density of 35 DpH. The site still will have playing fields located near it which can provide recreational space for the residents. Even though the site used to be a school there is still the Aqueduct primary school which is located 775 yards away from the site. The net site area is slightly reduced due to a mineshaft on the site .</p>							


Phasing	5 years	The site could possibly be developed within 5 years as the site already has access. A possible delay to development could be clearing the site as the empty school building still stand on the site and due to it being Brownfield land it will required remediation.
Recommendation	The site is considered to have potential for development. The site is located within the green network therefore mitigation for this loss by providing green infrastructure on the site would need to be made.	
Carried forward to the strategic fit stage		

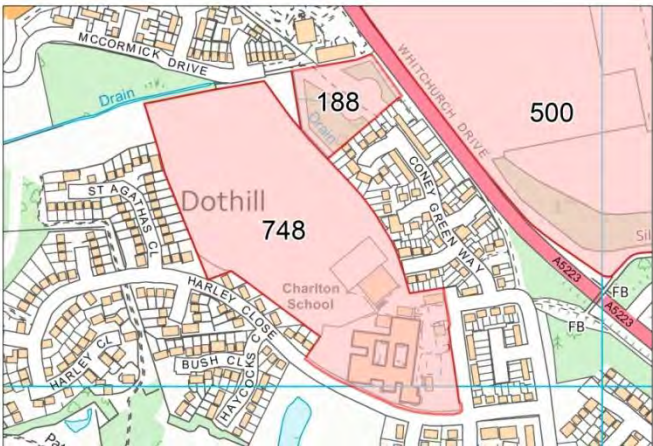
SHLAA ID		733		Site Address		Land adjacent to Ivydale, High Street, Coalport			
									
Description of the site		The site in the southeast of the Urban Area of Telford and mainly functions as open space and comprises minor development. The site is over 0.7 ha in size, regular shaped and located on a slope. It is not in close proximity to a centre. The site is located in an Instability Zone, Area of Special Landscape Character, World Heritage Site, Conservation Area and a Mining Consideration Area.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing strategic footpaths and cycle routes. The site is within 200m of a Local Wildlife Site, there is existing development between the sites and mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); development could result in the loss of greenfield land with the potential for a minor negative effect on the landscape. The site lies within a Conservation Area and World Heritage Site, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	0.675 ha	Net site area	90%	Approximate Yield	18
		As the site is not in close proximity to a centre, a density of 35 DpH is justified. Due to the topography of the site, the net site area is reduced to 90%.							
Phasing		0-5 years		As it is a small site, it could come forward in the short term.					
Recommendation		With the right mitigation measures the site is considered to have potential for development.							
Carried forward to the strategic fit stage									

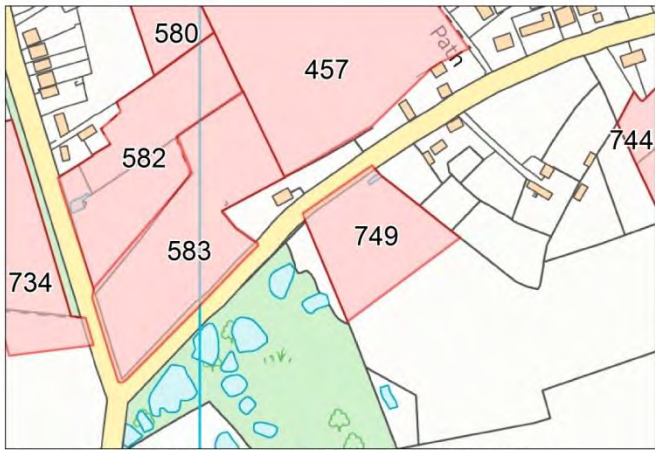
SHLAA ID		734		Site Address		Site 2 at Sutherland Farm, Tibberton			
									
Description of the site		This site is located to the west of Back Lane, Tibberton. The site is currently agricultural land with no discernible boundary to the west and south. No site-specific constraints exist, based on available evidence.							
PDL	Green								
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	0.96 ha	Net site area	90%	Approximate Yield	21
		Given the location and the character of the surrounding residential development (predominantly lower density dwellings and open land), a relatively lower density would ensure development would be in keeping with the character of the surroundings. The site is regular in shape and has no permanent features on site, based on available evidence. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.							
Phasing		5-10 years		Small scale development with limited remediation costs to prepare the site. Could have higher costs connecting the site to utilities and infrastructure.					
Recommendation		There do not appear to be any site-specific constraints to development of the site. However, development would result in the loss of a greenfield site and would involve extending the current village boundary further along Back Lane. Any development would require a new access, which would require loss of part of the hedgerow fronting Back Lane to create suitable visibility splay.							
Not suitable									

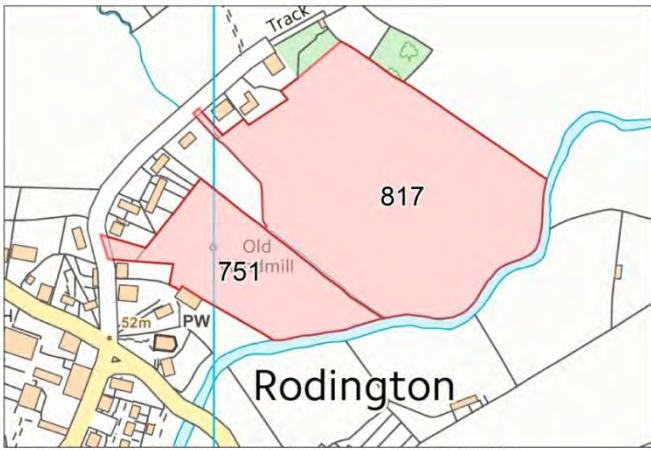
SHLAA ID		737		Site Address		Land off Kingston Road Trench			
						<div><p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p></div>			
Description of the site		The site is a small playing field adjacent to Oakengates Leisure Centre and Athletics Stadium to the south. The site is bounded to the north and east by residential development and to the west by residential and commercial development. The site is accessed via a small path off Wombridge Way with further potential access from Kingston Road and via the Athletics Stadium, however there are large trees currently along these boundaries. The site previously had a canal running across the top of it and the embankment of this is still visible. The site is within 200m of a local centre.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and strategic cycle routes. The site is beyond reasonable walking distance to existing train services and strategic footpaths. Development at the site would result in the loss of existing recreational space, however there is alternative provisions of recreational space within reasonable walking distance of the site. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.							
Estimated Yield		Density	35 DpH	Site Size	1.015 ha	Net site area	85%	Approximate Yield	30
		The site is within the urban area and in close proximity to a local centre, but not a larger centre. A density of 35 is therefore assumed for the site. As the site is largely open space at the moment with play equipment, the loss of this may need considering, and therefore there is a slightly lower net site area.							
Phasing		5-10 Years		There are few physical constraints on the site, however there is poor access currently and this would need addressing. Therefore it is considered the site could not come forward until later in the plan.					
Recommendation		As an accessible site within the urban area with few constraints on the site, ,							
Carried forward to the strategic fit stage		the site is considered to have potential for development. There is the need however to address the loss of playing fields and access to the site.							

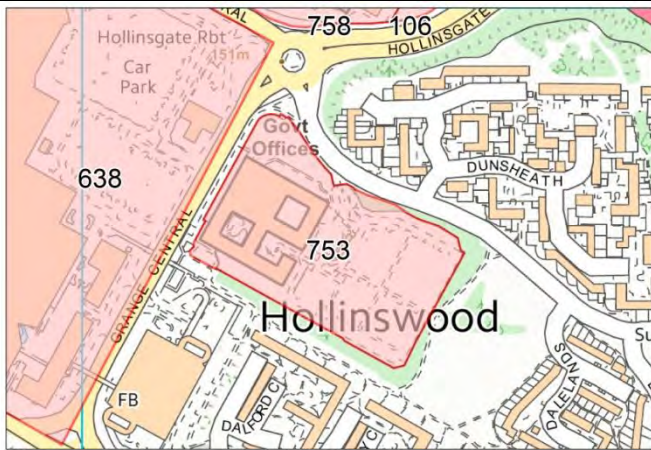
SHLAA ID		744		Site Address		Land South of, Grangefields, Hay Street, Tibberton					
											
Description of the site		The site comprises existing residential buildings within a larger curtilage, on the edge of Tibberton village. The site is predominantly enclosed, bounded by a hedge line on all sides. Based on available evidence, no obvious constraints exist on site.									
PDL		Mixed									
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape.									
Estimated Yield		Density	20 DpH	Site Size	0.68 ha	Net site area	90%	Approximate Yield	12		
		Given the location and the character of the surrounding residential development (predominantly lower density dwellings and open land), a relatively lower density would ensure development would be in keeping with the character of the surroundings. The site is regular in shape with no permanent features on site. It is assumed that the existing dwellings would be redeveloped as part of any proposal. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.									
Phasing		5-10 years		Existing residential use which could accommodate additional residential uses within the curtilage.							
Recommendation		There do not appear to any site-specific constraints preventing development of this site. However, whilst involving a certain amount of redevelopment or intensification of use, this would result in an extension, rather than a consolidation, of the built-up area.									
Not suitable											

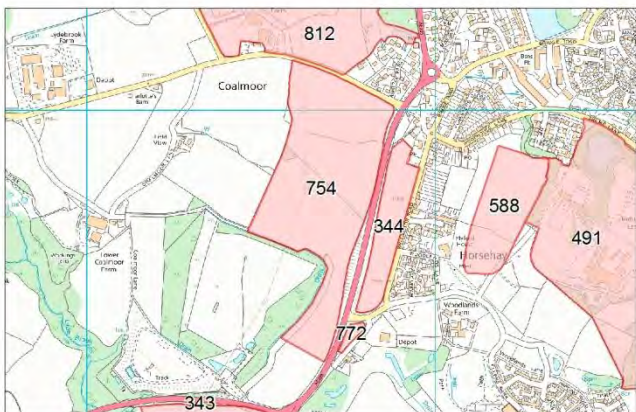
SHLAA ID		746		Site Address		The Finney's, Marsh Road, Edgmond			
									
Description of the site		The site is located north of Edgmond Marsh, and currently meets the need of the gypsy and traveller community.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. Development could accommodate housing on an existing Gypsy and Traveller site, the effects of the loss of existing pitches is uncertain at this stage. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site is opposite Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	15 Dph	Site Size	1.501 ha	Net site area	70%	Approximate Yield	15
		The site is currently in use for gypsy and travellers. If this is continued it is likely to be a different density and yield than those assessed.							
Phasing		0 – 5 years		The site is currently in residential use for gypsy and travellers, with this continuing the site is available early in the plan period.					
Recommendation		In this rural isolated location the site the site is unlikely to have potential for new build homes, however could continue under its existing residential use.							
Carried forward to the strategic fit stage									

SHLAA ID		748		Site Address		The Charlton School, Severn Drive, Dothill			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		<ul style="list-style-type: none">• Site is greenfield with some brownfiled - playing field and Charlton School• Site is irregular and level• Constraints: existing school (however new school opening) impact on access/highway, trees bound some of the site, green network, adjacent local wildlife site• Site located in urban area							
PDL	Mixed								
Sustainability comments		<p>Development at the site could result in the loss of existing educational facilities that also provide local employment opportunities. Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution.</p> <p>Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); it contains an area of previously developed land, however as the site is predominantly greenfield land within the urban area development has the potential for a minor negative effect on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.</p>							
Estimated Yield		Density	40 DpH	Site Size	6.31 ha	Net site area	65%	Approximate Yield	164
		A density of 40 DpH is considered appropriate given the sites location and size. Net site area has been reduced to address buffer to wildlife site.							
Phasing		0-5 years		No significant issues that should delay development					
Recommendation		The site is considered to have potential for development however there us a school on site and a wildlife site adjacent, such issues would need to be considered.							
Carried forward to the strategic fit stage									


SHLAA ID	749	Site Address	Land at, Hay Street, Tibberton						
									
Description of the site		<p>The site is located on the southern edge of Tibberton. The site is currently in agricultural use. The site is regular in shape and predominantly flat. The site is bounded by open land and woodland on three sides, with a frontage to the existing highway. The southern boundary opens out into the surrounding countryside. The site has a line of pylons that run across the centre of the site.</p>							
PDL	Green								
Sustainability comments		<p>There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	20 DpH	Site Size	0.7 ha	Net site area	90%	Approximate Yield	12
		<p>Given the location and the character of the surrounding residential development (predominantly lower density dwellings and open land), a relatively lower density would ensure development would be in keeping with the character of the surroundings.</p> <p>The site is regular in shape and has no permanent features on site, based on available evidence. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.</p>							
Phasing		10+ years		<p>Site has TPOs. Cost of connecting the site to infrastructure and utilities could be high as the site is removed from Tibberton.</p>					
Recommendation		<p>Due to the site location, development of this site would involve the loss of a greenfield site and would extend the boundary of the village into the countryside. The site is the subject of physical constraints (existing pylons), which would need to be resolved.</p>							
Not suitable									

SHLAA ID	751	Site Address	Land to the rear of, Emlea, Rodington						
 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>									
Description of the site		<ul style="list-style-type: none"> The site is currently used as grazing land The site is Greenfield The site is elongated with a small portion adjoining the highway The site is flat with a gentle slope towards the river The site access is limited Where is the site located (Urban/Rural/Newport/Fringe) also is it close to or within district centres etc. 							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. The site is located within the Monkmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as having low constraint. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>							
Estimated Yield		Density	25 DpH	Site Size	1.4 ha	Net site area	60%	Approximate Yield	21
		<p>Site density has been determined by the lack of access to facilities, services and public transport opportunities.</p> <p>The net site area has been determined by the constrained nature of access into the site, a portion of the site being within flood zones 2-3 and presence of an old windmill on site</p>							
Phasing		10-15	The constrained nature of the local highway would need to be mitigated and the lack of facilities and services in the village would need to be addressed.						
Recommendation		The site is considered to have potential for development, issues mentioned would need addressing.							
Carried forward to the strategic fit stage									


SHLAA ID		753		Site Address		Matheson House, Grange Central			
									
Description of the site		The site is located in Telford Town Centre, in the Urban Area of Telford. It is adjacent to Telford Shopping Centre and currently locates offices and a car park. The site is 2.8 ha, regular shaped and fairly level. The site is a Mining Consideration Area and has no other major constraints.							
PDL	Brown								
Sustainability comments		Development at the site could result in the loss of existing employment land (Offices). Development at the site may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing educational facilities. The site is within reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, strategic footpaths and cycle routes and recreational space. The site contains small areas of green infrastructure (outside of the green network), it is recognised that should development retain these areas the significance of the negative effect could be reduced. The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site is predominantly brownfield and development has the potential for minor positive effects on the townscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.							
Estimated Yield		Density	40 DpH	Site Size	2.847 ha	Net site area	75%	Approximate Yield	85
		As the site is located in Telford Town Centre, a density of 40 DpH could be delivered. Due to the regular shape and minimum constraints a net site area of 75% is justified for a site of this size.							
Phasing		5-10 years		The site is currently in use as an office building and is therefore not expected to come forward until the medium-long term.					
Recommendation		The site is considered to have potential for development as there are no major constraints. Any site issues would require mitigation.							
Carried forward to the strategic fit stage									

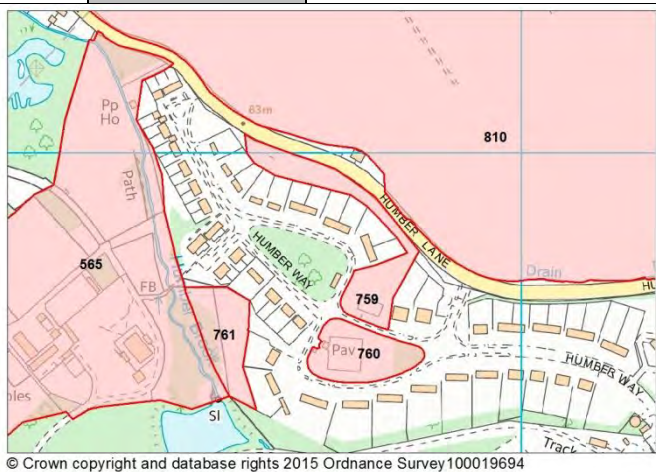
SHLAA ID		754		Site Address		Land Opposite Ashtree Park, Horsehay			
<div><p>© Crown copyright and database rights 2016 Ordnance Survey 100019694</p></div>									
Description of the site		<p>The site is a large greenfield on the edge of Telford and runs along to the east of the A5223 to the south of its junction with Coalmoor Road. There is a range of landfill areas on the western and southern sides of the site. There are several historic mineshafts on the site. There are pylons and cables crossing the length of the site.</p>							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. The site is located within 200m of a Local Wildlife Site, which connects to and supports the Lydebrook Dingle SSSI. Mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the Green Network). Part of the site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, and the whole site is greenfield land containing areas of best and most versatile agricultural land (Grade 3b).</p>							
Estimated Yield		Density	30 DpH	Site Size	17.15 ha	Net site area	60%	Approximate Yield	308
		<p>This site is located in the urban fringe and reasonably well connected to some services and facilities, which justifies a density of 30 DpH. The site has a reduced net site area due to it being located within landfill buffer and mining consideration area as these are issues that will have to be mitigated for as well as further infrastructure provision.</p>							
Phasing		5-10 years		Due to size of the site and the constraints of this site it is anticipated it could be delivered midway through the plan period.					
Recommendation		This site is considered to have potential for development due to its location on the edge of the urban area. Site constraints on the site would need mitigating							

Carried forward to the strategic fit stage	prior to any development coming forward.
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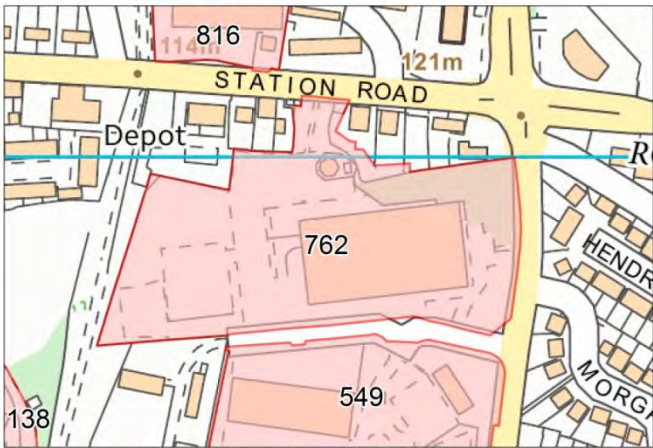
SHLAA ID		755		Site Address		Land At Forton Road, Newport			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		The site is located on the northern edge of Newport between the A41 and Forton Road (B5062). The site is currently a greenspace comprising four playing pitches and other grassland areas. The site is bounded by hedgerows and opens out to the west. Topography is prominently flat and, based on available evidence, no site-specific constraints exist.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, and strategic footpaths. The site is within reasonable walking distance to existing educational facilities and strategic cycle routes. Development could result in the loss of existing recreational ground, however there is alternative recreational space within 800m. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, the site is greenfield land adjacent to the urban area; development has the potential for a minor negative effect on landscapes.							
Estimated Yield		Density	30 DpH	Site Size	9.8 ha	Net site area	70%	Approximate Yield	205
		Given the peripheral location and the size of site involved, a relatively lower density would be more appropriate.							
		The site is fairly regular in shape and topography. No other permanent features appear to exist on site. Some allowance may be needed to take account of any features that should be retained and provision of suitable buffer to the A41 i.e. hedgerows and trees that may result in some reduction in developable area. Open space will also be required to address any losses in current provision as well as providing access to open space meet the needs of residents. An site area allowance (30%) has therefore been applied.							
Phasing		10+ years		The site is currently in use as sports playing field, facilities may need to be replaced at significant cost to the developer.					
Recommendation		There appear to no site-specific constraints that would prevent development of this site. However, development would result in the loss of a significant area of							

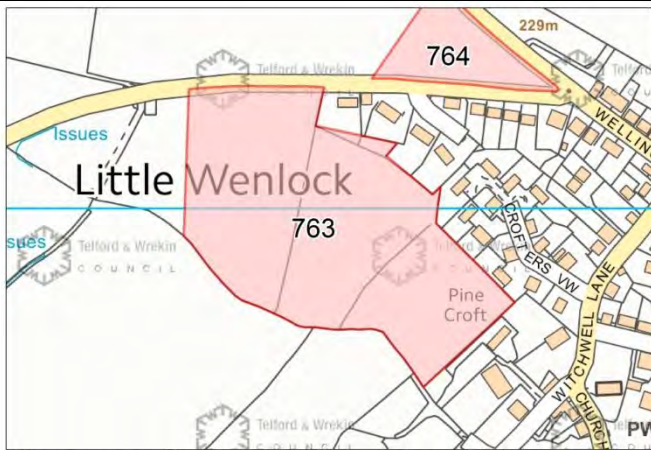
Not suitable	open space on the periphery of the town. The site also acts as a suitable buffer between the built up area and the A41 to the north.
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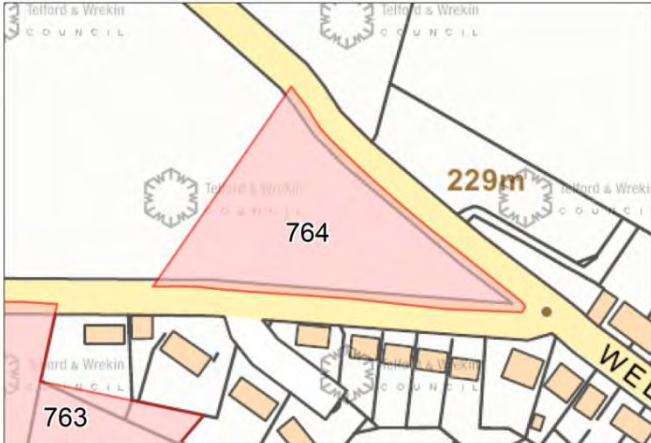
SHLAA ID		757		Site Address		Land at, Standford Bridge			
									
Description of the site		The site is located at Standeford Bridge off the A41 approximately half a mile from Sambrook. The site comprises two parcels of agricultural land used for the grazing and keeping of animals. The site is comparatively square in shape and flat. There do not appear to be any site-specific constraints, except a power line that runs along the northern boundary of the site.							
PDL	Green								
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	20 DpH	Site Size	1.8 ha	Net site area	80%	Approximate Yield	28
		Given the site's isolated in terms of access to services and facilities, and location outside of a suitable settlement, it is difficult to ascertain an appropriate density – likely to be at the lower end. A suitable allowance has been applied to take into account the overhead power lines across the site (20%).							
Phasing		5-10 years		Greenfield site located at Stanford Bridge. Would significantly increase dwelling numbers in the hamlet and therefore could be issues with connecting the site to the existing infrastructure and utilities. Located immediately adjacent to the A41.					
Recommendation		There appear to be no site-specific constraints that would prevent development, subject to resolving the overhead line constraint. However, the site is situated in a relatively isolated location outside any suitable settlement, and would involve the loss of a greenfield site in the countryside.							
Not suitable									

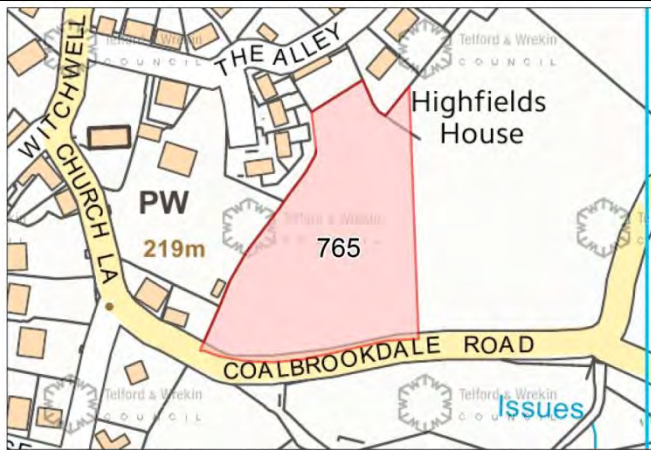
SHLAA ID		759, 760, 761		Site Address		Land at the Humbers			
									
Description of the site		Humber Way is an area of former officers housing which was used as part of the adjacent MOD base. The three sites are all ancillary parts to the estate that didn't get built on for residential, such as, playing areas and tennis courts. The sites are all relatively accessible off Humber Way. The sites are narrow in parts and maybe difficult to fit housing on. Site 761 is mostly contained within flood zone 2.							
PDL	Green								
Sustainability comments		<p>759 and 760 - Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.</p> <p>761 - A brook runs through the centre of the site. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network) and could negatively affect blue infrastructure on site. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. The site also contains an area of flood risk (Zones 2 and 3) development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>							
Estimated Yield		Density	35 DpH	Site Size	0.586 ha	Net site area	55%	Approximate Yield	11


	As an accessible site on the edge of the urban area, a density of 35 is assumed appropriate for the site. Due to the unusual shape of the site and the flood zones, a low net site area is assumed for the sites.	
Phasing	0-5 Years	As greenfield sites with few constraints, it is considered the sites could come forward early in the plan.
Recommendation	The site is considered to have potential for development as it is in an accessible location within the urban area; it is considered that some of the sites could come forward for allocation with innovative designs that mitigate the flood risk, the shape of the sites and the loss of facilities.	
Carried forward to strategic fit stage		

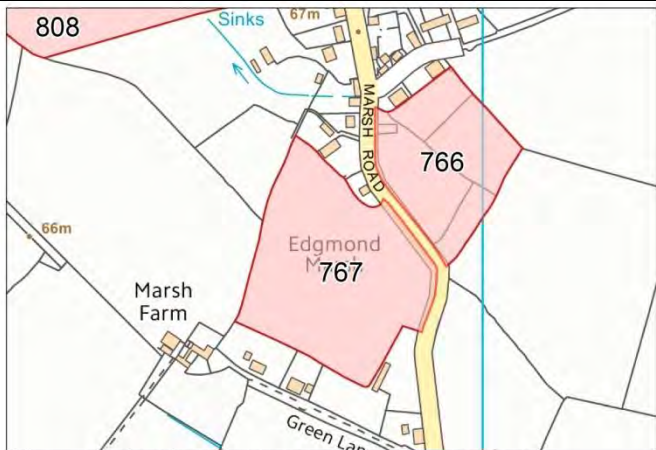
SHLAA ID		762		Site Address		Shropshire Star, Ketley Business Park, Ketley			
									
Description of the site		<ul style="list-style-type: none">• Brownfield, site is existing employment units and carpark• Site is irregular however level• Constraints: loss of employment, highway impacts, adjacent employment to the south.• Site is within the urban area.							
PDL	Brown								
Sustainability comments		Development at this site could result in the loss of an existing employment area in Ketley Business Park. Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to bus services, local centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is beyond reasonable walking distance to train services and educational facilities. Development could lead to the loss of small areas of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), it contains areas of previously developed land however the site is predominantly greenfield land within the urban area; potential for a minor negative effect on landscape.							
Estimated Yield		Density	40 DpH	Site Size	2.115 ha	Net site area	90%	Approximate Yield	76
		A density of 40 DpH is selected because of the location of the site in the urban area. Net site area has been reduced to address existing employment site							
Phasing		0-5 years		Demolishing site and site investigation works may delay development.					
Recommendation		Unsuitable – site is existing employment site, unviable to demolish use							
Not suitable									


SHLAA ID		763		Site Address		West of Little Wenlock			
									
Description of the site		<ul style="list-style-type: none">This site is open green space and at this current moment does not have a designated use.This site is classified as Greenfield land.The site is quite jagged due to the gardens of homes that are located at the north of the site. This site measures is 4.5 hectares.Topography of the site appears to gradually slope downwards.Due to the location of the site the public transport available is minimal which mean the residents will have to choose the unsustainable option to drive. Little Wenlock does not have local centres, educational facilities and leisure facilities this results in the residents having drive to other locations. The site currently does not have any utilities and service networks, this could be costly to connect the site.This site is located in the rural area of Little Wenlock.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing strategic footpaths and cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	35 DpH	Site Size	4.542 ha	Net site area	85%	Approximate Yield	119
		The low new net area is sue to the site being costly to connect for utilities and service networks							
Phasing		Within 5 years		Due to the size and location of the site the housing scheme would have to be phased.					
Recommendation		The site is located on the edge of a rural settlement and therefore in this location therefore it is considered that the site has potential for development.							
Carried forward to the strategic fit stage									

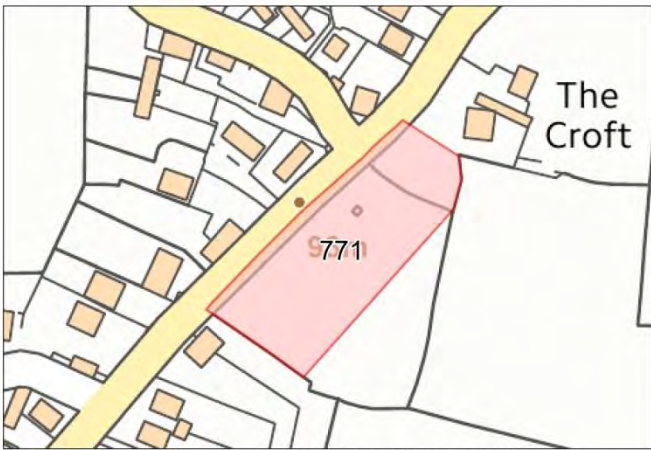
SHLAA ID		764		Site Address		Land North East of Little Wenlock			
									
Description of the site		<ul style="list-style-type: none">• This site is open green space and has been used for agricultural use.• This site is classified as Greenfield land.• The site is triangular in shape and is 0.7 hectares.• Topography of the site appears to gradually slope downwards.• Due to the location of the site the public transport available is minimal which mean the residents will have to choose the unsustainable option to drive. Little Wenlock does not have local centres, educational facilities and leisure facilities this results in the residents having drive to other locations.• This site is located in the rural area of Little Wenlock.							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources, though it is recognised that this could be easily mitigated by development avoiding the small area that lies within a mineral resource area. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area and within the setting of the AONB, development has the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	40 DpH	Site Size	0.743 ha	Net site area	75%	Approximate Yield	22
		The site would make an excellent contribution to the village of Little Wenlock; the site will merge with the existing houses that are located in the north of the site.							
Phasing		0-5 years		Due to the size and location of the site the housing scheme would not have to be phased.					
Recommendation		The site is located on the edge of a rural settlement and therefore in this location therefore it is considered that the site has potential for development.							
Carried forward to strategic fit stage									

SHLAA ID		765		Site Address		Lawley Village West –Phase 2			
									
Description of the site		<ul style="list-style-type: none">• This site is open green space and has been used for agricultural use.• This site is classified as Greenfield land.• The site is triangular in shape and is 0.7 hectares.• Topography of the site appears to gradually slope downwards.• Due to the location of the site the public transport available is minimal which mean the residents will have to choose the unsustainable option to drive. Little Wenlock does not have local centres, educational facilities and leisure facilities this results in the residents having drive to other locations. <p>This site is located in the rural area of Little Wenlock.</p>							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing strategic footpaths and cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	30 DpH	Site Size	1.184 ha	Net site area	85%	Approximate Yield	30
		The site would make an excellent contribution to the village of Little Wenlock; the site will merge with the existing houses that are located in the north of the site.							
Phasing		Within 5 years		Due to the size and location of the site the housing scheme would have to be phased.					
Recommendation		The site is located on the edge of a rural settlement and therefore in this location therefore it is considered that the site has potential for development.							
Carried forward to strategic fit stage									

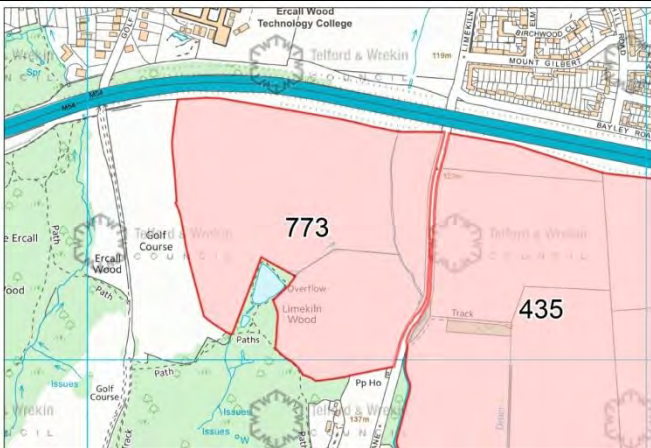
SHLAA ID		766		Site Address		Land to the east of, Marsh Road, Edgmond			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		The site is situated to the east of Marsh Road, approximately a quarter of a mile north of Edgmond. The site is currently open grassland, with hedgerows and trees within and bordering the site. The site is regular shape and predominantly flat. Based on current evidence, there do not appear to be any site-specific constraints.							
PDL	Green								
Sustainability comments		The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	20 DpH	Site Size	2.3 ha	Net site area	90%	Approximate Yield	40
		Given the site's isolated in terms of access to services and facilities, and location outside of a suitable settlement, an appropriate density is likely to be at the lower end. The site is regular in shape and has no permanent features on site, based on available evidence. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.							
Phasing		5-10 years		The site has electricity cables running across the site. These would need redirecting and could be costly. Other than this there appears to be limited costs associated with bringing the site forward.					
Recommendation		There does not appear to be any site-specific constraint to development of this site. However, the site is relatively isolated and would result in the loss of greenfield land in the countryside.							
Not suitable									

SHLAA ID		767		Site Address		Land west of Marsh Road, Edgmond			
									
Description of the site		The site is situated to the west of Marsh Road, approximately a quarter of a mile north of Edgmond. The site is currently open grassland, with hedgerows and trees within and bordering the site. The site is regular shape and predominantly flat. Based on current evidence, there do not appear to be any site-specific constraints, with the exception of some pylons that run across the eastern part of the site.							
PDL	Green								
Sustainability comments		The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	20 DpH	Site Size	2.3 ha	Net site area	80%	Approximate Yield	38
		Given the site's isolated in terms of access to services and facilities, and location outside of a suitable settlement, an appropriate density is likely to be at the lower end. A suitable allowance has been applied to take into account the overhead power lines across the site (20%).							
Phasing		5-10 years		The site has electricity cables running across the site. These would need redirecting and could be costly. Other than this there appears to be limited costs associated with bringing the site forward.					
Recommendation		There does not appear to be any site-specific constraint to development of this site, with the exception of the existing pylons on site. However, the site is relatively isolated and would result in the loss of greenfield land in the countryside.							
Not suitable									

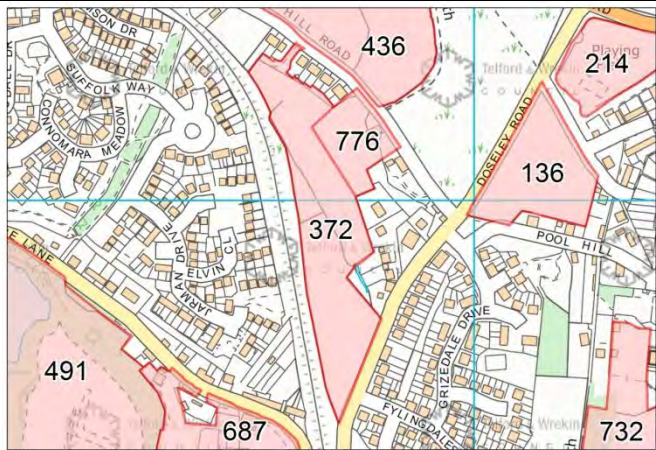
SHLAA ID		770		Site Address		Land east of Hay Street, Tibberton			
									
Description of the site		<p>The site comprises agricultural land located outside Tibberton village. The site is regular shape, predominantly flat, and bordered by hedgerows. No obvious site-specific constraints, based on available evidence.</p>							
PDL	Green								
Sustainability comments		<p>There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	20 DpH	Site Size	1.5 ha	Net site area	90%	Approximate Yield	27
		<p>Given the isolated location and the character of the locality (open land), a relatively lower density would ensure development would be in keeping with the character of the surroundings.</p>							
		<p>The site is regular in shape and has no permanent features on site, based on available evidence. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.</p>							
Phasing		10+ years		Limited site remediation works would be required, however the cost of connecting the site with services and utilities would be costly given its location.					
Recommendation		<p>Based on the available evidence, there would be no obvious site-specific constraints that would prevent delivery of this site. However, the site is not well related to the existing built-up area and would create a large housing estate on the edge of the village extending out into the countryside.</p>							
Not suitable									


SHLAA ID	771	Site Address	Land at, Church Road, Lilleshall						
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Description of the site		The site is located on the south side of Church Road, Lilleshall. The site is currently in agricultural use and bordered to the north and south by existing dwellings but not have a discernible boundary to the east as the site comprises part of a larger field. The site-specific constraints comprise a number of pylons.							
PDL	Green								
Sustainability comments		<p>The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing bus services, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area with the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	25 DpH	Site Size	0.58 ha	Net site area	80%	Approximate Yield	11
		<p>Given the location and the character of the locality (low density housing and open land), a relatively lower density would assist in ensuring any proposal was in keeping with the character of the surroundings.</p> <p>The site is regular in shape and has no permanent features on site. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. The site also has a number of pylons on the site. The need to respect the setting of the listed buildings adjacent to the site may also impact on site capacity. An allowance (20%) has therefore been applied.</p>							
Phasing		5-10 years		There are a number of electricity pylons that would need relocating in order for the site to be easily developable. No other constraints identified.					


Recommendation	Whilst there are a number of pylons on site, these would not prevent development of the site. However, development would result in the loss of a isolated greenfield site in a rural location.
Not suitable	

SHLAA ID		773		Site Address		Land West of, Lawley				
 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>										
Description of the site			<ul style="list-style-type: none">The site is vacant green field site located next to Ercall Wood and a golf course. To the north of the site lie the M54, Ercall Wood Technology College and housing developments.The site square in shape and is 17.828 hectaresTopographyThe main constraint to this site is that it is located by RAF Shrewsbury and in a designated air protection zone where the housing site will directly be in a flight path and there is a restriction of building height in the area where the construction of any building must not exceed 45.7 above ground levelThe development will be located on the edge of Lawley where it will be close to local centres, the Wrekin Retail Park and will be well catered for in regards to transport infrastructure as it located near M54.							
PDL		Green								
Sustainability comments			Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to the M54 with the potential for minor negative effect on health, however mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects, potential for a residual neutral effect against SA Objective 13 with an element of uncertainty until site level details arise. The site is adjacent to a Local Nature Reserve and within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, and the site is adjacent to the AONB.							
Estimated Yield			Density	30 DpH	Site Size	17.828 ha	Net site area	85%	Approximate Yield	454
The low density for this site is due to it being located by the M54 which creates a barrier between this site and residential properties on the other side of the										

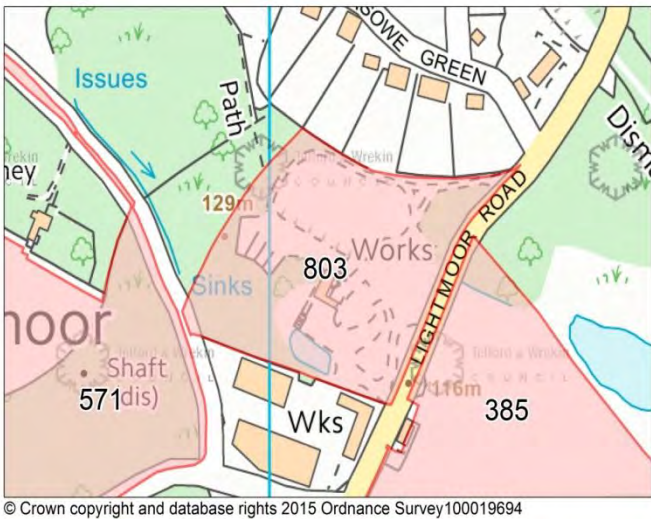
	M54. If residents want access to local centre or schools they will have to travel to junction 5, judging where the site is located it does not appear to have public transport servicing this site. The site is well connected for motorways and road networks which can give residents that can drive easy access to the retail parks and schools. With the site very close to the M54 there maybe noise coming from the motorway.	
Phasing	5-10 years	The site has minimal constraints to development due to it being green field land and that there is dwellings located close by on the opposite side of the M54. Due to the site needing services and utilities in place this could be a timely and costly process. The transport infrastructure and local centres are already in place to make this possibly be delivered within 10 years.
Recommendation	The site is on the edge of the urban area and could have potential for development. There would be a large number of constraints to mitigated before development could be delivered.	
Carried forward to strategic fit stage		

SHLAA ID		776		Site Address		Plot D, Pool Hill Road, Dawley			
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Description of the site		<ul style="list-style-type: none">Currently this site does not have a use and it is vacant green field land.This site is classified as Brownfield lands due to being located near a mining consideration area.This site is quite angular and is a quite suitable shape, the site measures 0.6 hectares.Topography of the area seems to be slightly hilly and uneven.This site has minimal constraints due to being in a mining consideration area and it does not have any mine shafts on the site which can present difficulties for developmentThis site is located on the edge of Dawley.							
PDL	Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.							
Estimated Yield		Density	40 DpH	Site Size	0.601 ha	Net site area	95%	Approximate Yield	29
		This site presents a high density due to it being well connected for education, employment and a town centre.							
		The net site area for this site is appropriate for the size of the site.							
Phasing		5 years			This site could be developed within 5 years due to the size of it. The site may need to be remediated due to it being located in a mining consideration area and there maybe be some instability issues associated with it.				
Recommendation		The site is in an accessible location in close proximity to existing residential areas. Therefore the site could have potential for development.							
Carried forward to strategic fit stage									

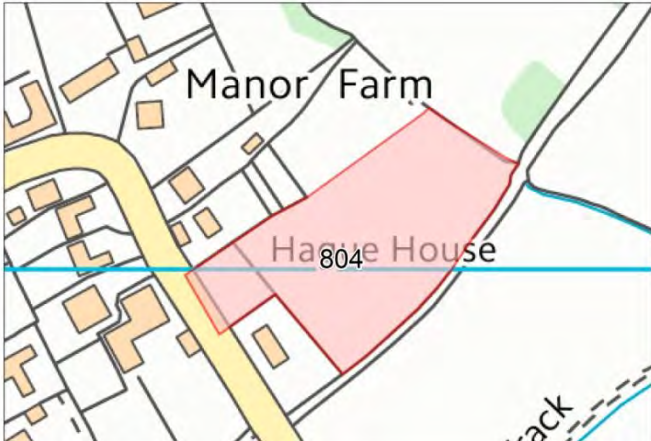
SHLAA ID		800		Site Address		Old Mill Nurseries, Tibberton			
									
Description of the site		The site is located on the northern edge of Tibberton, adjacent to the River Meese. An outline planning application (TWC/2014/1080) was approved in February 2015 for 22 dwellings.							
PDL									
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	-	Site Size	-	Net site area	-	Approximate Yield	22
		The site yield matches the extant planning permission.							
Phasing		0-5 years		The site benefits from a current planning permission and therefore could come forward early in the plan period.					
Recommendation		The site benefits from a current planning application.							


SHLAA ID		801		Site Address		Land at Pave Lane Farm Site B, Chetwynd Aston			
									
Description of the site		The site is located off Pitchcroft Lane, outside Chetwynd Aston. The site is currently in agricultural use, with a number of existing buildings on site. The site is bordered by agricultural land, the existing highway, and residential dwellings to the north. There is an existing hedgerow that flanks the western boundary. Based on available evidence, there does not appear to be any site-specific constraints preventing development.							
PDL	Green								
Sustainability comments		Development at the site could result in the loss of existing employment land (Pave Lane Farm). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building and a Scheduled Monument, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	20 DpH	Site Size	2.6 ha	Net site area	90%	Approximate Yield	46
		Given the location and the character of the locality (low density housing and open land), a relatively lower density would assist in ensuring any proposal was in keeping with the character of the surroundings. The narrow shape of th site may impact on site capacity. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area, as well as potential for some public open space on site. A small allowance (10%) has therefore been applied.							

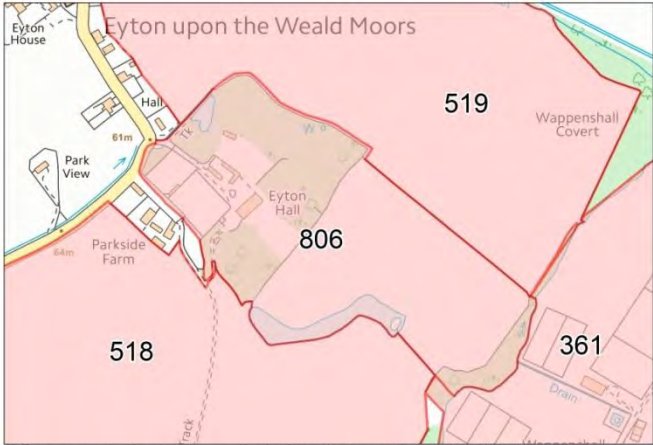
Phasing	5-10 years	The site is currently in use therefore some uncertainty regarding availability of the site. No other obvious site-specific constraints.
Recommendation	There does not appear to be any site-specific constraints to development, subject to the site becoming available. However, the site is relatively isolated and would result in the loss of agricultural use in the rural area, raising sustainability concerns.	
Not suitable		

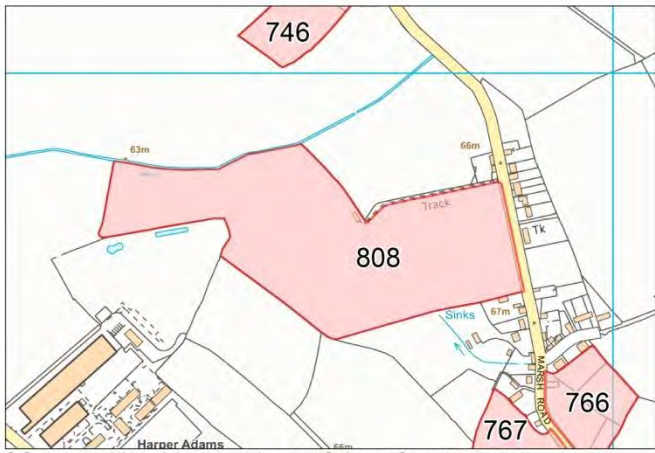
SHLAA ID	803	Site Address	Concrete Works, Lightmoor Road
			
Description of the site		<ul style="list-style-type: none"> This site is currently being used for industrial use which is a concrete plant. The site is considered as Brownfield land due to its current industrial use and its industrial past as it is located in a mining consideration area. A square site that is 2.015 hectares. Topography of the site appears to be flat. The land where the site is situated appears to be quite flat and does not appear to have any uneven sections. This type of site appears to have many constraints which did help with making the site viable. To the south the site part of it is designated as a wild life site and is at risk due to it being in a flood zone 3a. The site has issues with its current and previous industrial history as the site will have to be remediated and there is a threat of instability due to the site being a mining consideration area. Another constraint to the site is that it is listed as another monument, which restricts what can be developed on site. 	
PDL	Brown		
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking to existing strategic cycle routes and recreational space. The site contains an area of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of a small area of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however the site is predominantly previously developed land and development has the potential for minor positive effects on townscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>	

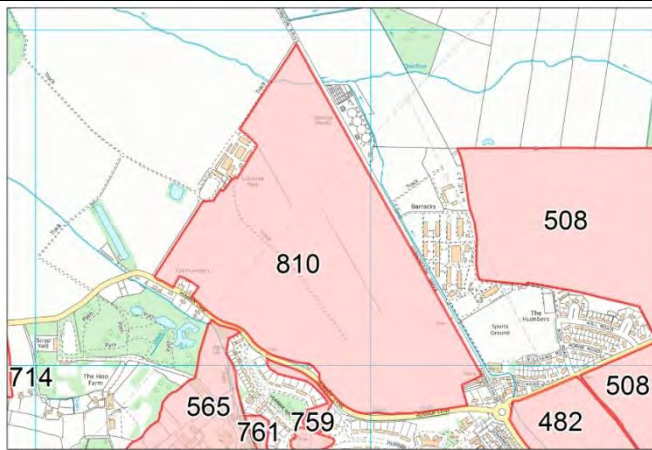
Estimated Yield	Density	35 DpH	Site Size	2.015 ha	Net site area	75%	Approximate Yield	52
	The site appears to be well connected due to residential areas being located nearby ,that is why the site has been given a reasonably density size .The net set area has decreased is sue to the ecological issues that this site presents which a local authority would struggle to mitigate for.							
Phasing	Could be delivered in 10 years		There is a possibility that the site could be developed within 10 years due to the size and amount of constraints proposed on the site could prove a challenge and will have to be phased.					
Recommendation	This site has a large amount of constraints that could hamper viability and deliverability of any scheme on the site. These include Flood Zones, Wildlife Sites and issue regarding its current use.							
Not suitable								


SHLAA ID		804		Site Address		Land adjacent to Quainbury House, Allscott			
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Description of the site		<ul style="list-style-type: none">• The site is used as grazing land• The site is Greenfield• The site is regular shaped with a small portion jutting out to the west• The site is flat• There are no significant constraints to development• The site is located in the village of Allscott							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	0.82 ha	Net site area	90%	Approximate Yield	18
		Site density has been determined by the lack of access to services, facilities and public transport opportunities. Net site area has been determined by the location and size of the site and the need to deliver development in keeping with the local area including appropriate landscaping.							
Phasing		10-15		The site is in a relatively remote rural village and the lack of facilities and services would need to be addressed prior to the site coming forward					
Recommendation		Within a rural settlement the site could be considered to have potential for development, but consideration needs to be given to the phasing of the site and how accessibility to wider services and facilities can be improved.							
Carried forward to strategic fit stage									

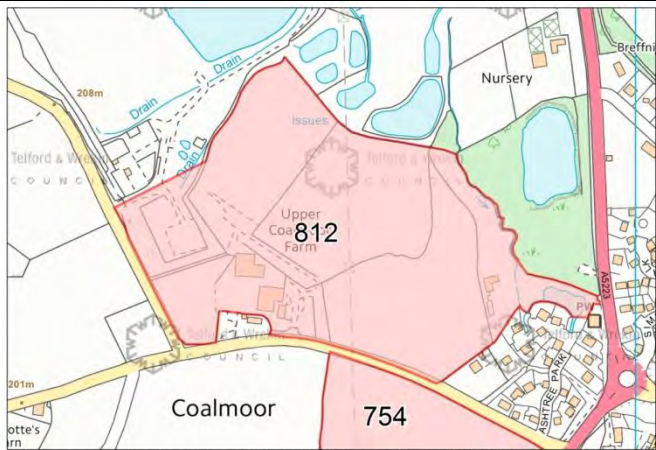
SHLAA ID		805		Site Address		Land at Pave Lane Farm Site A, Chetwynd Aston			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		The site is located off Pave Lane to the south of Chetwynd Aston. The site is currently part of a larger parcel of agricultural land. The site is predominantly flat with no discernible western boundary. There are existing residential properties to the immediate north of the site. Based on available evidence, there does not appear to be any site-specific constraints preventing development.							
PDL	Green								
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land with the potential for a minor negative effect on the landscape. The site is adjacent to a Scheduled Monument, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	20 DpH	Site Size	1.1 ha	Net site area	90%	Approximate Yield	20
		Given the location and the character of the locality (low density housing and open land), a relatively lower density would assist in ensuring any proposal was in keeping with the character of the surroundings. The narrow shape of the site may impact on site capacity. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. A small allowance (10%) has therefore been applied.							
Phasing		0-5 years		There are no obvious site-specific constraints preventing development of this site, based on available evidence.					
Recommendation		There does not appear to be any site-specific constraints to development, subject to the site becoming available. However, the site is relatively isolated and would result in the loss of agricultural use in the rural area, raising sustainability concerns.							
Not suitable									


SHLAA ID		806		Site Address		Land at Eyton Hall, Eyton Upon the Weald Moors			
									
Description of the site		<ul style="list-style-type: none">• Site is greenfield.• On site is a listed building – Eyton Hall.• Site is irregular yet level.• Constraints are listed building and setting, existing trees, water course, impact on highway• Site is located within rural area.							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. The site contains a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. Development could regenerate an area of previously developed land, however development could also result in the loss of best and most versatile agricultural land (Grade 2), the potential effects against SA Objective 25 are therefore considered to be both positive and negative.</p>							
Estimated Yield		Density	25 DpH	Site Size	11.293 ha	Net site area	55%	Approximate Yield	141
		The density is justified by the rural location. Net site area reduced to 50% to address trees and listed building/setting etc and water course							
Phasing		10-15		Unlikely all of the site could be developed, listed building however could possibly be converted.					
Recommendation		Within a rural settlement the site could have potential for development, however there maybe issues with viability due to listed buildings and trees on the site. Issues over accessibility and landscape would also need considering.							
Carried forward to strategic fit stage									

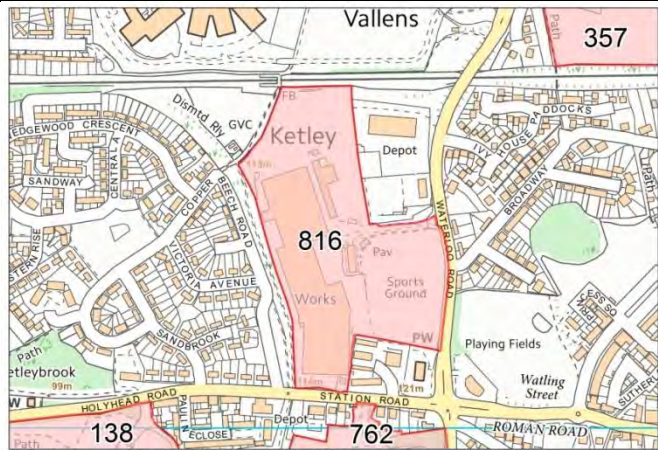
SHLAA ID	808	Site Address	Land off Marsh Road, Edgmond						
									
Description of the site		<p>The site is located to the west of Marsh Road, Edgmond Marsh. The site is currently in agricultural use and is predominantly flat open land. The site is bordered on all sides by a hedgerow of trees and shrubs. The northern boundary halts along Black Brook. An electricity pylon runs along the eastern boundary fronting Marsh Road. No other site-specific constraints are evident, based on available information.</p>							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	20 DpH	Site Size	8.7 ha	Net site area	75%	Approximate Yield	130
		<p>Given the site's isolated in terms of access to services and facilities, and location outside of a suitable settlement, an appropriate density is likely to be at the lower end.</p> <p>The site is not regular in shape and has an existing pylon running along the eastern edge of the site. No other permanent features on site, based on available evidence. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area, as well as open space to meet the needs of local residents. An allowance (25 %) has therefore been applied.</p>							
Phasing		0-5 years		<p>Why will the site be phased for this stage of the plan? Issues to consider – Viability, size of the site, constraints that need to be mitigated.</p>					
Recommendation		<p>There does not appear to be any site-specific constraint to development of this site. However, the site is relatively isolated and would result in the loss of greenfield land in the countryside.</p>							
Not suitable									

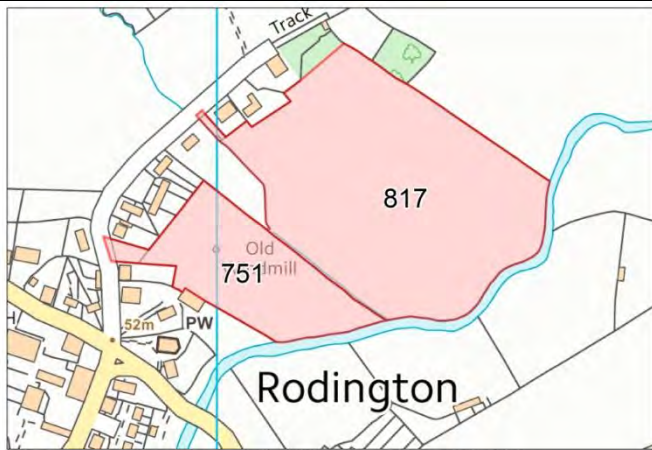
SHLAA ID		810		Site Address		Land to the North of The Humbers, Donnington			
									
Description of the site		A large greenfield site on the edge of the urban area. The site has Humber Lane running to the south and Donnington Drive to the east. Humber Lane is a minor rural road and Donnington Drive is a single track road. To the north of the site the Weald Moors Area of Special Landscape runs, to the north east of the site there is a sewage treatment works. Both flood zone 2 and 3 run to the east of the site.							
PDL	Green								
Sustainability comments		Given its size, the site could deliver a large amount of housing. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2).							
Estimated Yield		Density	30 DpH	Site Size	50.452 ha	Net site area	60%	Approximate Yield	908
		The site is a large green space on the edge of the urban area. The surrounding area is agricultural and rural with some low density housing, therefore a density of 30 is assumed appropriate for the site. The site would need infrastructure and services put into place as well as mitigating the floodzones, therefore a lower net site area has been assumed.							
Phasing		10-15 Years		There would need to be significant improvements to the access of the site before development could be delivered, therefore the site is unlikely to come forward until later in the plan.					
Recommendation		The site is not considered accessible any scheme would need to see improvements to the access locally to provide a large number of dwellings. On the edge of the urban area the impact on the landscape would be a constraint. Due to the location of the site and a number of constraints would have to mitigate the site is not considered to have potential for development.							
Not Suitable									


SHLAA ID		811		Site Address		Land to the North of the Manor, Waters Upton			
									
Description of the site		<ul style="list-style-type: none">• The site is currently green space• The site is Greenfield• The site is regular shaped• The site is flat• There are TPO's on site• The site is located to the north of Waters Upton and fronts onto the road.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	1.76 ha	Net site area	80%	Approximate Yield	35
		Site density has been determined by the lack of access to facilities, services and public transport opportunities. Net site areas has been determined by the rural location and the remoteness of the site from Waters Upton							
Phasing		10-15		The site is remote and would need to be considered alongside other more appropriate sites in the village					
Recommendation		The site is detached from the village and development would dilute the core village by dispersing housing outwards from the centre.							
Not suitable									

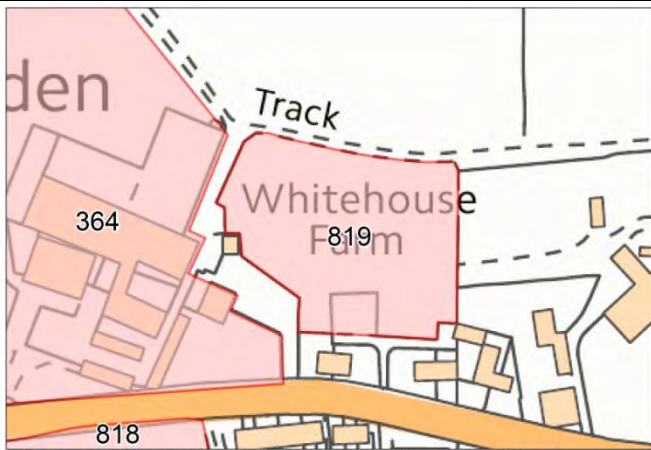
SHLAA ID		812		Site Address					
									
Description of the site		<ul style="list-style-type: none">Currently the site does not have a use and it appears to be acting a piece of green open space.The site is 14.2 hectares and is a quite wide sided shape with the east of the site narrowing.The topography of the site presents the site as being quite flat.The site is situated on a mineshaft and is branded in a mining consideration area.The site is located in the urban fringe of Telford							
PDL	Green								
Sustainability comments		Development at the site could result in the loss of existing employment land (Upper Coalmoor Farm). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.							
Estimated Yield		Density	30 DpH	Site Size	14.214 ha	Net site area	75%	Approximate Yield	319
		As the site is located in the urban fringe, a density of 30 DpH is applied. As there are no major constraints the net site area is set at 75%.							
Phasing		10-15		The site is not likely to come forward in the short term					
Recommendation		The site is adjacent to the urban area and therefore could have potential for development. However issues around accessibility and landscaping would need mitigating.							
Carried forward to strategic fit stage									


SHLAA ID		814		Site Address		Land to the north of Crudgington Primary School			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• The site is Greenfield• The site is regular shaped with two indents (mid point and bottom corner) on the western boundary of the site• The site is flat• Constraints to development include the access arrangements of the A442 and Crudgington Cross Roads.• The site is detached from Waters Upton and runs north / south alongside the A442.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	8.4 ha	Net site area	75%	Approximate Yield	157
		Site density has been determined by the relatively remote location of the site and lack of access to services, facilities and public transport opportunities. Net site area has been determined by the size of the site and the need to provide facilities and services on a site of this scale.							
Phasing		10-15		This is a large site that would have a major impact on the local geography and generate a significant additional need for local services and facilities.					
Recommendation		The site is remote from Waters Upton and it would concentrate development along the A442. In addition the site is Greenfield.							
Not suitable									

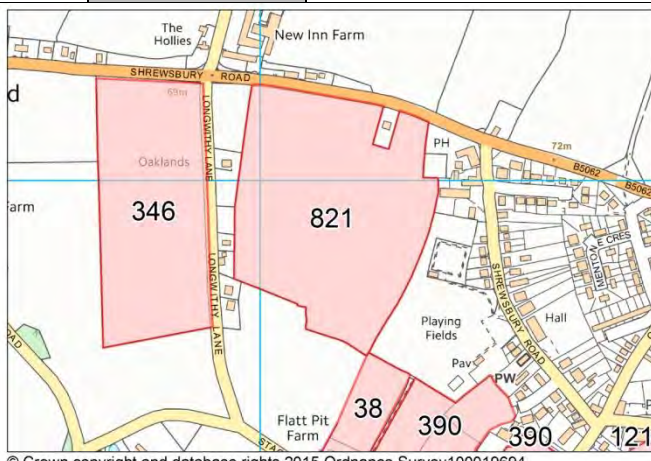
SHLAA ID		816		Site Address		Aga Rayburn, Waterloo Road, Ketley			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		<ul style="list-style-type: none">• Site is brownfield and existing employment site• Site is irregular,• Impact on highway, loss of employment, mineshafts, loss of green space							
PDL	Brown	<ul style="list-style-type: none">• Located in urban area							
Sustainability comments		Development at this site could result in the loss of existing employment land, and may hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to strategic cycle routes and local centre services and facilities. Development at the site could result in the loss of recreational grounds (although there is alternative recreational space within 800m) and green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site contains some previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on landscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.							
Estimated Yield		Density	40 DpH	Site Size	6.478 ha	Net site area	60%	Approximate Yield	155
		As the site is located in the urban area a density of 40 DpH is justified. Due to the irregular shape and site specific constraints the net site area is reduced to 60%.							
Phasing		0-5 years		Removal of existing buildings , site investigation work may delay development					
Recommendation		Unsuitable – site contains mineshafts and is an employment site, highway mitigation needed - unviable							
Not suitable									

SHLAA ID		817		Site Address		Land to the north of Rodington			
									
Description of the site		<ul style="list-style-type: none">• The site is currently used for agricultural purposes• The site is Greenfield• The site is elongated with a small portion adjoining the highway• The site is flat with a gentle slope towards the river• The site access is very limited• Where is the site located (Urban/Rural/Newport/Fringe) also is it close to or within district centres etc.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. The site is located within the Monkmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as having low constraint. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.							
Estimated Yield		Density	25 DpH	Site Size	4.3 ha	Net site area	60%	Approximate Yield	64
		Site density has been determined by the lack of access to facilities, services and public transport opportunities. The net site area has been determined by the constrained nature of access into the site, a portion of the site being within flood zones 2-3 and presence of an old windmill on site							
Phasing		10-15		The constrained nature of the local highway would need to be mitigated and the lack of facilities and services in the village would need to be addressed.					
Recommendation		Although the site is on the edge of an existing settlement and significantly changes the form and setting of the settlement, it could have potential for development. However, its scale would need to be considered as well as significant alternations to Church Road to accommodate additional traffic and to allow two way running.							
Carried forward to strategic fit stage									


SHLAA ID	818	Site Address	Land South of B5062, Roden						
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Description of the site		<ul style="list-style-type: none"> • The site is currently used for agricultural purposes • The site is Greenfield • The site is regular shaped • The site is flat • There are no major constraints to development • The site fronts onto the B5062 and provides an opportunity for infill development within Roden Village 							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes.</p> <p>Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>							
Estimated Yield		Density	25 DpH	Site Size	1 ha	Net site area	90%	Approximate Yield	22
		<p>Site density has been determined by the lack of access to facilities, services and public transport opportunities.</p> <p>Net site area has been determined by the size and location of the site.</p>							
Phasing		5-10		The lack of access to facilities and services will need to be considered in the phasing of the site.					
Recommendation		The site offers the opportunity for infill development in Roden and fronts the B5062 so access would not seem to be an issue on the face of it. The lack of facilities and services in Roden could affect the viability of development.							
Carried forward to strategic fit stage									

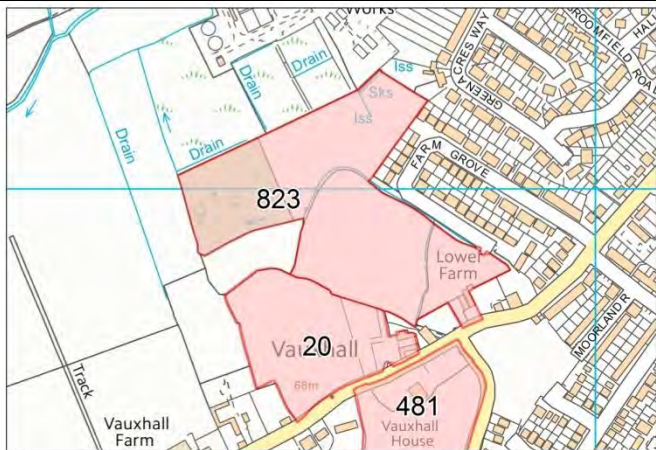
SHLAA ID		819		Site Address		Land North of B5062, Roden			
		 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>							
Description of the site		<ul style="list-style-type: none">• The site is currently used for grazing land• The site is Greenfield• The site is regular shaped• The site is flat• Site access would need to be through third party land• The site is located in the village of Roden, it is set back from the main road and separated from the public highway by third party land							
PDL	Green								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.							
Estimated Yield		Density	25 DpH	Site Size	0.75 ha	Net site area	95%	Approximate Yield	18
		Site density has been determined by the lack of access to services, facilities and public transport opportunities. Net site area has been determined by site size.							
Phasing		5-10			The lack of access to facilities and services will need to be considered in the phasing of the site.				
Recommendation		The site offers the opportunity for infill development in Roden , however access to the site would require agreement with third parties. The lack of facilities and services in Roden could affect the viability of development.							
Carried forward to strategic fit stage									

SHLAA ID		820		Site Address		Land north of A518, Hortonwood			
									
Description of the site		<p>The site is a large greenfield on the edge of the Hortonwood industrial estate. To the west of the site runs Hortonwood 37 and the A518 runs to the south with Hortonwood roundabout to the south west. The site is otherwise surrounded by industrial and warehouse uses with the railfreight terminal opposite to the south. The site has recently been granted planning permission for large warehousing. The site is within 400m of a local centre</p>							
PDL	Green								
Sustainability comments		<p>The site could deliver employment growth within a strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	35 DpH	Site Size	3.844 ha	Net site area	95%	Approximate Yield	127
		<p>As an accessible greenfield site within the urban area, that is not in close proximity to a district centre, a density of 35 is assumed appropriate for the site. The site is greenfield with relatively few constraints and therefore a high net site area has been assumed.</p>							
Phasing		0-5 years		As a greenfield site with few constraints, the site could come forward early in the plan period.					
Recommendation		<p>As the site is surrounded by industrial uses and has permission for warehousing, it is considered it would be difficult to deliver a viable scheme for residential development on the site. Therefore the site is considered not suitable for allocation as a residential site.</p>							
Not suitable									

SHLAA ID		821		Site Address		Land off Shrewsbury Road, Edgmond			
									
Description of the site		<p>The site is situated south of the B5062 on the edge of Edgmond, between the village and Harper Adams University campus. The site is currently in agricultural use, and is bordered by a low hedge with a number of trees distributed along the length. The also envelopes an existing dwelling that fronts onto the highway. An electricity pylon runs along the northern boundary following the hedge line. Current access onto the site is obscured by the hedge line. No other obvious site-specific constraints exist preventing development, based on available evidence.</p>							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	25 DpH	Site Size	7.1 ha	Net site area	65%	Approximate Yield	115
		<p>Given the peripheral location and the character of the locality (low density development and open land) a relatively lower density would ensure development would be in keeping with the character of the surroundings.</p> <p>The site is fairly regular in shape and topography. No other permanent features appear to exist on site, subject to resolving the current access constraint. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. Some additional open space and other supporting uses may also be required to meet the needs of residents. A site area allowance (35%) has therefore been applied.</p>							
Phasing		0-5 years		<p>No obvious site-specific constraints preventing development, subject to the existing pylons on site. Provision of necessary utilities and infrastructure could be costly due to peripheral nature of the site.</p>					

Recommendation	Commentary on why we think the site is suitable or as a summary of the above
Not suitable	There does appear to be any site-specific constraints to development of this site. However, development of the site would lead to the loss of a significant parcel of agricultural land. Due to the site's peripheral location, development would extend the boundary of the village further into the rural area.

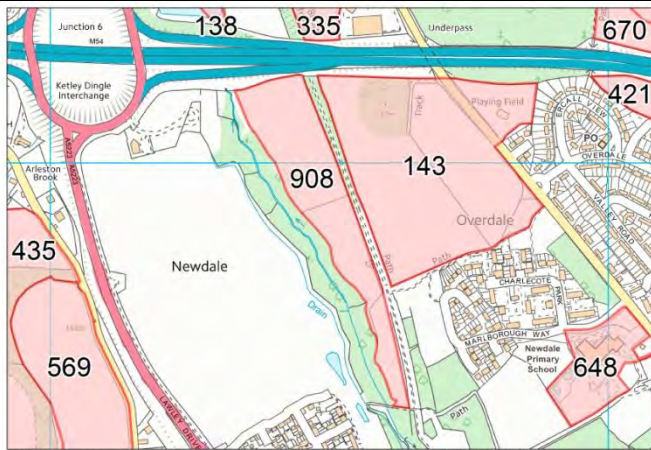
SHLAA ID		822		Site Address		Land off Hay Street, Tibberton			
						© Crown copyright and database rights 2015 Ordnance Survey 100019694			
Description of the site		<p>The site comprises agricultural land located outside Tibberton village. The site is regular shape, predominantly flat, and bordered by hedgerows. No obvious site-specific constraints, based on available evidence.</p>							
PDL	Green								
Sustainability comments		<p>There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.</p>							
Estimated Yield		Density	20 DpH	Site Size	0.7 ha	Net site area	90%	Approximate Yield	12
		<p>Given the isolated location and the character of the locality (open land), a relatively lower density would ensure development would be in keeping with the character of the surroundings.</p> <p>The site is regular in shape and has no permanent features on site, based on available evidence. Some allowance may be needed to take account of any features that should be retained i.e hedgerows and trees that may result in some reduction in developable area. An allowance (10%) has therefore been applied.</p>							
Phasing		5-10 years		Limited site remediation works would be required, however the cost of connecting the site with services and utilities would be costly given its location.					
Recommendation		<p>Based on the available evidence, there would be no obvious site-specific constraints that would prevent delivery of this site. However, the site is not well related to the existing built-up area and would create a large housing estate on the edge of the village extending out into the countryside.</p>							
Not suitable									

SHLAA ID		823		Site Address		Land off Longford Road, Newport			
									
Description of the site		The site is located to the west of Newport outside the existing built up area of the town. The site sits adjacent to SHLAA site 20 (see separate assessment sheet). The site is currently mixed grassland with a number of existing buildings, with trees and hedgerows along the majority of the boundary. There is an area of existing trees that are grouped to the west end of the site. The site is reasonably flat and open in aspect. The nearby sewage works is located to the north of the site, and an electricity pylon runs across the centre of the site. There are various water courses that run either across the site or adjacent to it. Apart from these, there is no evidence of any obvious constraints specific to the site that might impact on deliverability.							
PDL	Green								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing cycle routes. Development could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); as the site is greenfield land within the urban area development has the potential for minor negative effects on townscape.							
Estimated Yield		Density	30 DpH	Site Size	4.8 ha	Net site area	2.4	Approximate Yield	72
		The site is located to the periphery of the town where existing development is less intensively laid out than more central locations. A relatively lower density would therefore be in keeping with the character of the surrounding area.							
		Due to the shape of the site and the number of factors that could impact on any design layout highlighted above, the developable area of the site is likely to be reduced to a certain extent. Also, some allowance may be needed to take into account any features worthy of retention such as hedges and trees as well as for provision of supporting uses i.e play areas/amenity space. A site area allowance of 50% has been applied to take account of these..							
Phasing		5-10 years		Whilst the site maybe considered available, a number of constraints exist regarding the developability of the site.					


Recommendation	Whilst the site could deliver some housing, there are a number of constraints that limit the scale of development. Development of the site would result in the loss of greenfield land on the edge of Newport and would extend the built development boundary into the rural area.
Not suitable	


SHLAA ID	900	Site Address	Land at Crudgington						
Description of the site		<ul style="list-style-type: none"> The site is currently occupied by the Crudgington Creamery which is in the process of being decommissioned The site is brownfield 							
PDL	Brown	<p>The main portion of the site is regular shaped but has an irregular northern boundary with a north west indent. A separate portion of the site is elongated running north / south</p> <ul style="list-style-type: none"> The site is flat A small proportion of the site is within flood zone 2 -3 and there are some TPO's onsite. Access to the site via Crudgington Cross Roads is could act as a constraint to development. The site is located to the north and south of the B5062 on the opposite side of the A442 from Waters Upton. The site has a current application on it, reference TWC/2015/0157 which has been resolved to grant at planning committee on 15/07/2015. 							
Sustainability comments		<p>Development at the site could result in the loss of existing employment land. Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape and potential to enhance green infrastructure connections. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>							
Estimated Yield		Density	25 DpH	Site Size	6.6 ha	Net site area	75%	Approximate Yield	124
		<p>Site density has been determined by the lack of access to services, facilities and public transport services.</p> <p>Net site area has been determined by the size of the site and the need to</p>							

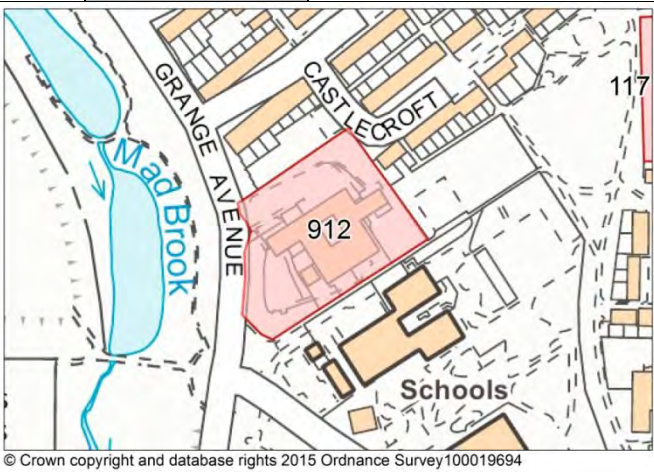
	provide facilities on site as well as the need to take account of existing constraints.	
Phasing	5-10	Mitigation of Crudgington Cross Roads would be likely to help bring the site forward.
Recommendation	The site is PDL and is adjacent to an existing village, although not within reasonable walking distance there are services close by in the village of Waters Upton which is connect to Crudgington by a pathway.	
Carried forward to strategic fit stage		

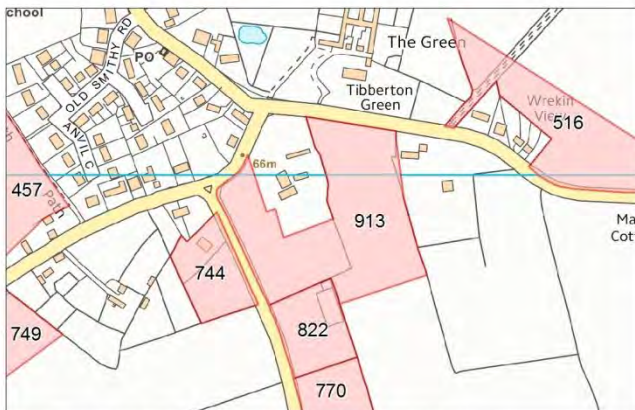
SHLAA ID		908		Site Address		Land north of Synders Way, Lawley			
									
Description of the site		The site is located in the Urban Area of Telford, south of a junction to the M54. The site is 4.5 ha in size, long stretched and narrow in shape and fairly level. It has previously located a school, which has been demolished. It currently functions as open space, has not previously been developed and is adjacent to the Newdale development. It has no direct road access and is not within close proximity to a centre. The site is a Mining Consideration Area and most of the site falls in a 250m buffer of a Landfill Site. It is adjacent to a Listed Building, south of the site.							
PDL	Brown								
Sustainability comments		Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport services (buses and trains), local centre services and facilities, educational facilities and strategic footpaths, which could increase reliance on the private vehicle. The site is within reasonable walking distance to strategic cycle routes. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. The site is adjacent to a Listed Building and as such will require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise.							
Estimated Yield		Density	30 DpH	Site Size	4.497 ha	Net site area	70%	Approximate Yield	94
		As the site is not located in close proximity to a centre, a density of 30 DpH is expected. Due to the irregular shape of the site, a net site area of 70% is justified for a site of this size.							
Phasing		5-10 years		As the site is not well connected, it is not expected to come forward until the medium-long term.					

Recommendation	The site is within the urban area of Telford and adjacent to the development at Lawley, with few constraints the site has potential to come forward for residential development.
Carried forward to strategic fit stage	

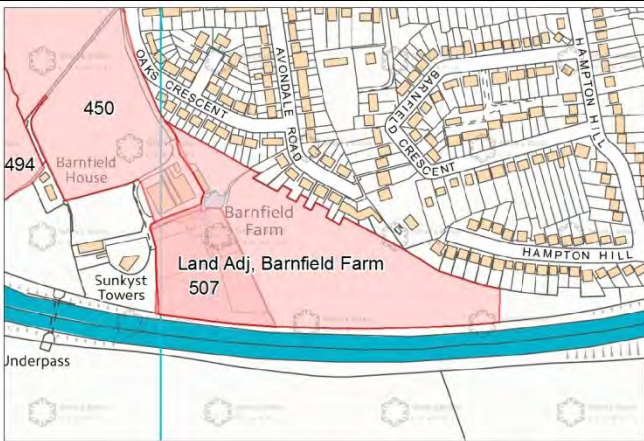
SHLAA ID		909		Site Address		Land north of Synders Way, Lawley			
						 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019694</p>			
Description of the site		The site is located in the Urban Area of Telford, on the edge of Telford Town Centre. The site is 0.5 ha in size, regular shaped and fairly level. It borders Telford Town Park and Southwater development. It currently functions as open space/vacant land and has previously been developed. Apart from the site being a Mining Consideration Area are there no constraints.							
PDL	Brown								
Sustainability comments		Development at the site may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014). Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.							
Estimated Yield		Density	75 DpH	Site Size	0.544 ha	Net site area	95%	Approximate Yield	38
		As the site is located in Telford Town Centre, a density of 75 DpH could be delivered. Due to the small size of the site, a net site area of 95% is justified.							
Phasing		0-5 years		As there are no major constraints this site could be delivered in the short term.					
Recommendation		As there are no major constraints to the site it could have potential for development.							
Carried forward to strategic fit stage									

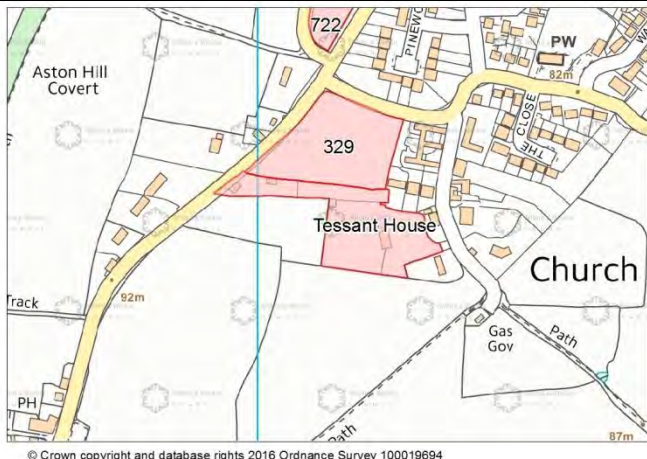
SHLAA ID		910		Site Address		Wildwood Development Site, Woodside			
									
Description of the site		<ul style="list-style-type: none">Currently the site is not in use, it is vacant Brownfield land where council housing had previously stood.The site wide towards the north of the site and narrows towards the south. The site is shaped like 'F' shape and is 0.6 hectares.The land of the site is very flat and suits housing development.The site is located within a mining consideration area. The site does not have any mine shafts on it but there are some located around the boundary of the site. The site is also highlighted to be in 250m buffer for a landfill site.The site is located within the urban area of Woodside.							
PDL	Green/ Brown								
Sustainability comments		Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however development would regenerate previously developed land, with the potential for minor positive effects on the townscape, and the potential to improve green infrastructure connections.							
Estimated Yield		Density	40 DpH	Site Size	0.661 ha	Net site area	95%	Approximate Yield	25
		The site has been given a high density due to it having an abundance of residences located around it, suggesting the newly developed site will not be isolated. The site is located near a local centre which also supports the higher density rating. The net site area is high due to it having few constraints; the main consideration for this site is being located in a mining consideration area.							
Phasing		Less than 5 years			Due to the size of the site it could be developed within 5 years. With the site being located within a mining consideration are there are possible issues which might need to be addressed such as subsidence and remediation issues.				
Recommendation		The site is considered to be in an accessible location with close proximity to services. Therefore the site could have potential for development.							
Carried forward to strategic fit stage									

SHLAA ID	912	Site Address	The Former Swan Centre, Grange Avenue, Stirchley						
									
Description of the site		<p>The site is located in the Urban Area of Telford and previously located a community centre. The site is 0.7 ha in size, mostly regular shaped apart from the south corner and is fairly level. It is adjacent to existing residential development, schools and is connected to the road network. A Local Centre is within walking distance. Across from the site is a Wildlife site, but the site has no major constraints on its own.</p>							
PDL	Brown								
Sustainability comments		<p>There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of a small area of green infrastructure that falls within the Green Network, it is recognised that if development retains this area then this could reduce the significance of the effect. The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site is predominantly brownfield land and development has the potential for minor positive effects on the townscape.</p>							
Estimated Yield		Density	35 DpH	Site Size	0.708 ha	Net site area	85%	Approximate Yield	21
		<p>As the site is located in close proximity to a centre but next to a school, a density of 35 DpH is expected to be delivered. Due to irregular shaped parts of the site, a net site area of 85% is justified.</p>							
Phasing		0-5 years		<p>As there are no major constraints and the site is currently not in use, it could be delivered in the short term.</p>					
Recommendation		<p>As there are no major constraints this site is could have potential for development.</p>							
Carried forward to strategic fit stage									

SHLAA ID		913		Site Address		Land adjacent, 12 Tibberton			
									
Description of the site		The site is situated outside of the village of Tibberton, wrapping around existing residential boundaries. With the village to the north, the south and east run to open countryside. The site is currently used for agriculture. There are two listed buildings within close proximity to the site. The site had previously had a planning application considered under reference TWC/2014/0236 for residential development. The planning application was refused and subsequently dismissed at appeal.							
PDL	Green								
Sustainability comments		There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, recreational space and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and a primary school. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building. Mitigation provided through the Local Plan and available at the project level should ensure that there will be no significant negative effects. Potential for a residual neutral effect.							
Estimated Yield		Density	25	Site Size	2.731Ha	Net site area	70%	Approximate Yield	47
		The site is an unusual shape and with poor access in the immediate area the net site area is low. This also gives opportunity to mitigate impact upon the adjacent listed buildings. As a site within the rural area, a low density is expected to match the existing character.							
Phasing		10-15 years		As a large site within the rural area, a site of this type is not expected to be required at the earliest late in the plan period.					
Recommendation		On the outside edge of a rural settlement, the site has the potential to deliver dwellings. However there is a large amount of constraints that would need mitigating, particularly the impact upon the surrounding landscape. This proved difficult through the recent application and the potential of this site to deliver dwellings is limited.							
Carried forward to the strategic fit stage.									

Sites Submitted at Regulation 19 Stage

SHLAA ID		Site Address		Barnfield Farm					
									
Description of the site		<p>The site is beyond the edge of the urban area, inbetween the M54 and the edge of Wellington. The site slopes from the south to the north. The majority of the site is grassed and used for agricultural purposes. There is an existing pond to the north west of the site.</p>							
PDL	Green								
Sustainability comments		<p>The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to Registered Historic Park and Garden and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise. Development at the site could regenerate a small area of previously developed land.</p>							
Estimated Yield		Density	35 Dph	Site Size	4.65 Ha	Net site area	85%	Approximate Yield	138
		<p>As the site is located in the urban fringe, a density of 35 DpH is expected. The net site area is reduced to 85% to mitigate constraints.</p>							
Phasing		0-5 years		No significant constraints that would delay deliverability.					
Recommendation		<p>In this location, the site has potential for development, however some highway mitigation maybe required and the potential impact upon the amenity of future residents from the close proximity to the motorway.</p>							
Carried forward to the strategic fit stage									

SHLAA ID		Site Address		Tessant House, Newport					
									
Description of the site		<p>The site is within the open countryside, adjacent to the edge of Newport urban area. The site is in an existing residential use with dwellings on site and extensive gardens. Tessant House is currently disconnected from the urban area and accessed via a narrow drive from Church Aston. The site currently has two planning applications awaiting determination for single dwellings.</p>							
PDL	Green								
Sustainability comments		<p>Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing bus services and educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2).</p>							
Estimated Yield		Density	25 Dph	Site Size	1.21 Ha	Net site area	70%	Approximate Yield	21
		<p>Given the peripheral location and the character of the surrounding residential development (predominantly lower density housing and open land), a relatively lower density would ensure development would be in keeping with the character of the surroundings. Due to the unusual shape of the site and issues with access, a lower net site area has been assumed.</p>							
Phasing		0-5 years		<p>As a Greenfield site, it is assumed the site could come forward early in the plan period, provided highways constraints are dealt with.</p>					
Recommendation		<p>Within this location, the site is considered to have potential for development.</p>							

Carried forward to the strategic fit stage	
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